



Board of Selectmen Meeting-

January 04, 2021 - Academy Building - 6:05 P.M.

Present: Chairman Warren, Vice-Chair- Baiocchi, Selectman Collins & Acting Town Administrator- Heather Carpenter

Also Present- Brett Currier

Present Via Zoom- Patrick Hackley, Aimee Ruiter, Sarah Thorne, Dick de-Seve, and Stephen Hopkins,

Zoom-For remote access options, see the Board of Selectmen page, under News and Announcements on the Town's website at www.gilmantonnh.org, or contact the Acting Town Administrator at 603-267-6700 ext. 110

AGENDA

CALL TO ORDER – ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC MEETING MINUTES APPROVAL

12-21-2020 B.O.S. Meeting Minutes

MOTION: On a motion by Vice-Chairman Baiocchi and seconded by Selectman Collins, it was unanimously voted to approve the 12-21-2020 minutes (3-0 Voice Vote, Chairman Warren-yes, Vice-Chairman Baiocchi-yes, Selectman Collins-yes).

CONSENT AGENDA

- Abatement- M/L 419-017
- NHEC Pole Location Plan- North Rd.- This plan had been discussed by past BOS and given the go-ahead and reviewed and approved by the Road Agent. Unfortunately, due to timing, the project got postponed and the Board needs to provide a more recent approval and signature. Background documentation has been provided, Vice-Chairman asked if the State portion of the request had been done, in regards to the State right of way.

Action Item:

- € The TA will reach out to the Road Agent to make sure this has been done.

After the fact information: As of 01-06-2021 the Road Agent has confirmed and determined that the easements for the pole agreement are all set.

MOTION: On a motion by Vice-Chairman Baiocchi and seconded by Chairman Warren it was unanimously voted to have the Chairman sign the NHEC Pole agreement for North Rd. (3-0 Voice Vote, Chairman Warren-yes, Vice-Chairman Baiocchi-yes, Selectman Collins-yes).

- Letter of Interest- Energy Committee- Aimee Ruiter- Ms. Ruiter is a prior member of the Energy Committee and has sent her letter of interest last week to refresh her expired term, BOS approval needed.

MOTION: On a motion by Vice-Chairman Baiocchi and seconded by Chairman Warren it was unanimously voted to re-appoint Aimee Ruiter to the Energy Committee. (3-0 Voice Vote, Chairman Warren-yes, Vice-Chairman Baiocchi-yes, Selectman Collins-yes). *Prior Energy Committee re-appointments had been done at the 12-21-2020 meeting, which includes the motion for staggered terms, Ms. Ruiter will be included in those oaths.*

MOTION: On a motion by Vice-Chairman Baiocchi and seconded by Selectman Collins it was unanimously voted to approve the consent agenda. (3-0 Voice Vote, Chairman Warren-yes, Vice-Chairman Baiocchi-yes, Selectman Collins-yes).

OLD BUSINESS

- **Energy Committee**-Update on activity & warrant article - Sarah Thorne presenting via Zoom
Appreciative of the remote option being provided for the meetings and the ability to participate in that way and the re-appointment by the Board.

It is Energy's One Year Anniversary; it has been a busy year! Ms. Thorne is checking in to see if the Board has any additional questions about the Energy Audit warrant article that is moving forward. The article authorizes the Town to conduct an energy audit and will be brought forward at the Public Hearing. Update: There has been every good meeting

with the Fire Chief, we wanted to find out his thoughts on focusing on the Iron Works Fire Station in the audit, he is extremely supportive of the idea, he has some ideas, and is looking forward to working with the auditors on that. The Committee has reached out to NHEC and they agreed that the Iron Works Fire Station would be one of the most fruitful areas that we could address within the audit.

Chairman Warren- The Iron Works Station is not owned by the Town but we are obligated to maintain the building so it would be wise to address it.

Sarah Thorne- Yes, the committee is aware of the ownership and it wasn't originally included in the audit but after discussing it with the Chief, felt it was appropriate to include the building as we pay the energy bills and improvements.

The Committee has reached out to the school on participating in a similar audit, the facility manager is extremely supportive of doing that and he is working with the administration to line up an audit for the school with the same firm that had worked on it before so they could pick up where they left off.

The new topic that we are bringing forward tonight is the Energy Committee's plan to do outreach and education for residents and businesses in the town and the opportunity to solarize their homes or businesses. There have been many municipalities from around the state that have participated in these campaigns, the closest town to use that has done it in Canterbury. They had about 40 residence participate and installing solar panels. The plan for Gilmanton is to launch a campaign in 2021, providing education and place an RFP to installers to provide a bulk discount rate for installation within the Town and would be placed on the website. This is not a contract that the Town enters into, rather it is a way of matching potential customers with installers. Any contracts for installation are signed between the individual and the installer. The Energy Committee acts only as the educator and matchmaker.

Aimee Ruiter- Residence is free to work with other installers but the Committee working with one installer to be able to get a bulk discount based on the outreach efforts. The goal is for 15 properties to participate in the installation process. Further virtual events will be happening, press releases, and public information.

Volunteers are welcome to participate!

Further discussion on liability to the Town, the stages of fairness during the bidding process, the conflict-of-interest statements that the Committee has all signed, and that the one installer on the Committee has recused himself from participating in the campaign and discussions because he is interested in being one of the installers. A list of installers will be provided, people will not have to go with the installer that will be providing the bulk rate but it is an opportunity for them if they so choose.

Future ideas for solar panels for the Fire Station and the Sandpit area for Highway but that is not the focus at this point.

Conclusion of discussion: The RFP will run from December 31^{st, 2020} through January 31, 2021.

- **Holiday Schedule**-Confirmation needed- The manager is good moving forward with the holiday in one lump sum in Dec. closing on an actual day for Easter, Christmas and the 4th with the understanding they will open up the following day or add a day for the public to use the facility.

The Transfer Station will be closed if the holiday falls on a day when they are supposed to be open but will be open the following Monday to provide access. Employees will be paid in on a lump sum in Dec. for their holiday pay, PT employees get three holidays as the personnel policy reads and full-time employees will receive the full holiday schedule.

MOTION: On a motion by Vice-Chairman Baiocchetti and seconded by Selectman Collins, it was unanimously voted to accept the 2021 holiday schedule, the transfer station will be open the Monday after Easter, 4th of July, and Christmas. (3-0 Voice Vote, Chairman Warren-yes, Vice-Chairman Baiocchetti-yes, Selectman Collins-yes). The language presented here tonight will be included in the holiday schedule that is disseminated.

- **Emergency Policy**-COVID-19-Policy expired; How to handle for 2021- The following Towns are not providing extensions; Hanover, New Hampton, Bedford, Auburn, Bristol, Farmington, and Haverhill.
Milford is undecided, Gilford is extending, Hampstead- is extending but only until March 2021.
The TA has have not seen other towns respond at this point.

MOTION: On a motion by Chairman Warren and seconded by Selectman Collins, it was unanimously voted to have Vice Chairman Baiocchetti and TA Carpenter work on updating the policy and bring it forward on the following meeting, the policy will continue for three months April 01, 2021.

Vice-Chairman Baiocchetti- Wanted to thank the TA for the clear and concise packets that have been provided, it makes it much easier on the Board and it is appreciated.

- **Road Assessment Update-**

“Data was collected over the summer and into the fall.

Paul did complete and return the Local Priorities sheet for each of the paved road segments.

Our Assistant Planner, Jessica Bighinatti created an initial Pavement Condition Index (PCI) map and sent that out last month (to Paul, Patrick, and you).

We expect that Jess will be working on the Forecasting in January and February. During that process, she will need to correspond with Paul a bit. The report and maps should follow fairly soon after that. We have another Transportation staff member, Colby drafting up maps and a report on the hundreds of culverts in Gilmanton, which looks like it will be ready in the early part of the New Year.

The approximately 50 Stream Crossings in Gilmanton were assessed by the end of October and NH DES is working on their modeling and report. Typically, the DES reports on Stream Crossings come out in the late winter/early spring. “-Dave Jeffers

Chairman Warren- Once the report on this project is available it will be brought forward to share the information with the town as it was a warrant article and residence will be interested in the results. The Board members had no questions or comments on the information presented in the packets.

€ Action Item: The TA will bring the road assessment forward for discussion once it has been received.

NEW BUSINESS

Conservation Commission to discuss LUCT shares;

Chairman Warren- The conservation commission is presenting a warrant article to the Board; it has to do with the percentage that would go to the Conservation Commission to purchase other tracks of conservation land in town. The current amount that they are getting when a property comes out of current use is \$5,000.00 of that property, and then 10% of the remaining balance of those funds in current use taxes.

The Board member has been given the original warrant article when it was voted in and the revenue history. Revenues in 2019 we had properties that came out of current use taxation of that revenue was \$59,739.00, in 2020 \$45,000, the actual this year has been \$4,900.00. Their request to go from 10% to 50% is not significant in terms of dollars affecting bottom line general revenues.

Dick de-Seve presented via Zoom- Since about 2008, it was a compromise for the original warrant article, at this point certain property values have gone up. We did a major project with the Twigg property on Frisky Hill and some on Meeting House Rd in 2012-2013, those projects have outstanding conservation and esthetic view values and help make the town what it is which is a great place to live. We are hoping to enhance the fund so when properties come up for sale, we can move quickly either purchasing the property or a conservation easement, which helps protect it in perpetuity. The Commission feels that when you compare what we get to other towns, over time we have fallen pretty far behind in what we get as far as land-use conservation tax for that sort of use. This money goes towards several things, buying properties outright, conservation easements, monitoring those properties to make sure that the easements are being complied with, and developing management policies for the properties. One of the largest properties is the Thompson Town Forest and the cost associated with that is these have to be done by a licensed forester. These do cost money and we want to make sure we are in a better position to provide those purchasing opportunities or easements to preserve the way of life in Gilmanton while balancing the residential/commercial development.

Included below is the data on regional LUCT percentages for area towns as a comparison with Gilmanton and the draft warrant article being requested by the Conservation Commission. The Conservation Commission is requesting a warrant article to increase the LUCT tax for Gilmanton.

NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL AND PROPERTY DIVISION
2019 CURRENT USE REPORT
Acreage, Percentages and Other Statistics
County Order

Municipality	Total Acres Removed in 2019	Estimated 2019 LUCT (4)	Land Use Change Tax (LUCT)				
			Total Acres Removed in 2018	Actual LUCT Received in 2018 (5)	2018 LUCT to Conservation Fund	2018 LUCT to General Fund	Percent of LUCT to Conservation Fund (6)
BELKNAP COUNTY							
Alton	33.34	\$13,000	15.45	\$26,853	\$23,426	\$3,427	0
Barnstead	2.30	\$16,580	31.38	\$64,230	\$32,115	\$32,115	50
Belmont	42.94	\$0	10.23	\$18,960	\$18,960	\$0	100
Center Harbor	0.00	\$0	41.14	\$0	\$0	\$0	50
Gilford	30.99	\$0	26.36	\$57,610	\$57,610	\$0	100
Gilmanton	21.04	\$65,000	40.70	\$29,216	\$5,172	\$24,044	10
Laconia	0.00	\$0	5.44	\$0	\$0	\$0	0
Meredith	13.64	\$0	15.09	\$12,780	\$12,780	\$0	100
New Hampton	28.40	\$10,000	15.71	\$7,438	\$3,719	\$3,719	50
Sanbornton	48.47	\$0	0.00	\$23,820	\$23,820	\$0	100
Tilton	0.00	\$0	0.00	\$0	\$0	\$0	100
Belknap Totals	221.12	\$104,580	201.50	\$240,907	\$177,602	\$63,305	

Draft LUCT warrant article: "To see if the Town will vote to approve directing fifty percent (50%) of the land-use change tax to the Gilmanton Conservation Fund to allow the Commission to purchase lands with special natural features when they become available, or to help pay for conservation easements to be placed on such properties, to continue to maintain the balance between necessary residential and commercial development and conservation of special natural areas that make Gilmanton the special place it is to live and work.

- The land-use change tax (LUCT) is paid when land is removed from the Current Use designation for development purposes.

The Gilmanton Conservation Commission's mission is to preserve Gilmanton's character, to conserve wildlife habitat and complex ecosystems, protect watershed resources, natural landmarks, and scenic landscapes, and to provide outdoor recreation opportunities for all of our residents. Having greater access to the LUCT will enhance the Commission's ability to continue and expand these efforts.

Nature is the foundation of a healthy and sustainable economy:

-Natural resources provide our life support systems such as water, food, and clean air.

-Nature also provides us with recreational opportunities and cultural connections.

-We aim to connect the environment with town goals to create a sustainable economy and a high quality of life for all.

-We believe that the benefits of nature should be available for all

-The nature economy supports:

*Nature tourism (trails, lakes, views)

*Businesses do consider natural capital in location preference

*Thoughtful natural resource planning can reduce the costs/risks through flood reduction (eg. wetland buffers)

*Provide recreation for residents (trails, swimming, fishing, boating, etc.)

*Improve health and wellness

* We need to retain and enhance our Town's agricultural lands and heritage to provide for food, open space, and continued agriculturally related commerce that has always been a key part of the Town's economic base.

Selectman Collins- Are there things that are prohibited on the land, like hunting or camping.

Dick de-Seve- Most of the easements that we have negotiated in Gilmanton, I believe those uses are allowed.

Vice-Chair Baiocchetti - These easements are in perpetuity correct?

Patrick Hackley- A property that is owned by an individual with a conservation easement, the easement runs with the deed in perpetuity with the property but can be sold. Land that is purchased by the Commission and placed in conservation would not be sold and held in the conserved value but the Town has set up an endowment to cover the loss of tax revenue.

Dick de-Seve- Note to the DRA report above, the Town of Alton's percentage is incorrect, and should be placed at 87% based on their numbers and not 0.

Stephen Hopkins- The Conservation Commission has been engaged in a strategic planning process for some months and it is the intent to share those findings with the Board. That process has identified several priorities for us including updating the natural resource inventory, which is an important tool for us to us and was last updated in 2004, all the work is being done with Commission members and volunteers. The request at this point is to allow us to be more proactive than reactive with our approach.

Vice-Chairman Baiocchi- Why is the request at 50%?

Dick de-Seve- The 50% is being requested to be fair to conservation and the town, we felt that it is a good collaborative number and receive a sufficient amount to allow us to do the work and is in line with surrounding communities.

Patrick Hackley- The average over the last 4-5 years has been \$10,000-\$15,000 of the total land-use change tax. The thing to remember is that we put money away for building, cruisers, and infrastructure and this fund allows us to maintain the rural character of our town.

Further discussion on monetary value, esthetic value the aquifer quality, etc.

PUBLIC INPUT (at approx. 7:00 PM)

Brett Currier- I came here specifically because of the discussion on the Land Use Change Tax, I would recommend that you don't increase the percentages. My feeling, that money is a payback to the taxpayers who have shared the burden of offsetting taxes with the land that is in Current Use, because the current use people get a big deduction but the catch to that is the land appreciates over time, so the 10% that they pay in the end is a lot more money than what they saved in the beginning when they initially put it in. The Current Use was never designed for the conservation commission to take that money and buy other properties or conserve. That money is made to offset taxes when someone takes that land out of current use and develop it. It offsets the burden that the people have already paid on that land.

Further discussion on the lack of tax base and the burden to the taxpayer.

Dick de-Seve- RSA 79A- Land Use change tax. Developing land always costs the town money in terms of additional roads, use of police, fire, education, etc. Adding additional residential development does not expand the tax base.

Board discussion on the request of a Warrant Article to increase the Land Use Change Tax

Selectman Collins- Concerned about the timing of the request in light of what is going on with COVID and placing an additional burden on the taxpayer this year but appreciate Conservation efforts in Town.

Vice-Chairman Baiocchi- Not a fan of the 50%, we shouldn't be in the business of buying properties.

Chairman Warren- In favor of it because it's not a significant amount of money historically, and the small amount of money that is raised would go to several things not just buying property. Protecting some of the special places in town is important, and I have also paid the current use penalty. Allowing us to be in line with other towns and 50% I don't think is unreasonable.

Further discussion on the future potential of areas that may need protecting and the need for more information regarding the natural resource inventory before making a decision.

Stephen Hopkins- The expression "you have to take the cookie when it is passed", being ready puts you in a position of being able to do something. Every national park we have in the nation, I'm sure people wondered if it was the right time to do it with all the other pressing issues but looking back you see how important of a resource that is to have.

Dick de-Seve- Properties that do have to be voted on by the Town before Conservation can purchase.

Conclusion of the discussion: The Board has concerns; 1. timing of the request, we are wrapping up the budget and it would have an impact on the tax base this year

2. Having a specific plan and the master plan of natural resources and coincide with some strategic properties.

We welcome the Conservation Commission's future interface with the Board and come to us with a plan.

Board Consensus: Chairman- The Board will not move this forward this year on the warrant but would be happy to entertain ongoing conversation to better prepare for next year. We look forward to working with you on this important work.

2021 BUDGET DISCUSSION

- **Revenues-** Information will be given at the meeting; The revenues are your best guess moving forward, the Board has been provided with a history for reference. This year's revenues are higher due to the addition of the money, of 1.2 million, that will be received for the bridge project.

MOTION: On a motion by Vice-Chairman Baiocchetti and seconded by Chairman Warren, it was unanimously voted to accept the revenues as presented, \$3,134,079.00. (3-0 Voice Vote, Chairman Warren-yes, Vice-Chairman Baiocchetti-yes, Selectman Collins-yes).

- Deliberative Session Date- A date for the deliberative session must be selected- **The session will be held on Saturday, Jan. 30th, 2021 with a snow date of Wednesday, Feb. 03th-snow date. Time and location to be determined.**

Warrant Article Updates-

- Crystal Lake Bridge-monetary update:

Cost of the project- \$1,600,000 for the construction and replacement of the Crystal Lake Rd Bridge over Nelson Brook
\$42,815 to come from the Bridge Capital Reserve Fund established in 1995,
\$277,185 from taxation

\$1,280,000 Remaining amount to come from the NHDOT 80/20 State Aid Bridge Program.

- One Ton Dump Truck-Language update/background documentation-

Purchase a new One Ton Dump Truck- DRA stated we have to recognize the potential for trade within the warrant article, the language that has been added as follows; and to authorize the Selectmen to dispose of the 2011 Ford F-550 by trade, sale, or bid.

SELECTBOARD ITEMS

- Town Report- Board Letter- Please have some idea of what you would like to present in the Town Report this year.
- € **Action Item:** Vice Chairman Baiocchetti will email the TA with his thoughts for a letter to share with the Board.
- € **Action Item:** Pictures will be reviewed next meeting.
- Planning Board Public Hearing- Planning Board Rep should give and update the public of the date and time of the Public Hearing and the articles they will be presenting- Thursday, Jan. 14th, 2021 at 7:00 p.m.- Articles being heard is 55+ Housing, Solar Ordinance, RV Ordinance, Outdoor venues.
- BOS Meeting- Jan. 18th- This meeting falls after Super Sat. the Board at that point can choose to make changes to their recommendation if the Budget Committee made changes on Super Sat. so that both recommendations are in alignment but you don't have to.
- € **Action Item:** Moderator salary- Look into if the \$75.00 salary for the moderator and if that is per use or for the year, get the background information and bring it forward for the next budget cycle.
- € **Action Item:** 2021 Selectmen goals for the upcoming year; Wage scale, policies
- € **Action Item:** Department Heads should come before the Board once a quarter, as well as the Boards and Commissions or at least the Boards the Board of Selectmen do not hold representation on, to discuss items, issues, concerns, and budgets. This will help the organization with communication and understanding. Giving the Dept. Heads goals and objectives that will be accomplished this year, which will help with evaluations. The time frame for quarterly meetings- March, July, September, December.

Recommendation: Vice Chairman Baiocchetti- Budget Season to start in August 2021.

Vice-Chairman Baiocchetti -Update and Accolades from Chief Currier- Officer Ackerstrom was awarded the 2020 Officer of the Year Award and all of the Officers have completed the police academy, certified and working.

A thank you note from a resident was sent in regarding the wonderful care that was received by the Fire Department, the note has been placed in the employee's file for the record.

- Reminder date-Monday, Jan. 25, 2021- The last day for the Selectboard to post warrant articles and budgets at all polling places and the clerk's office or town hall. [RSA40:13, II, and II-a (d)]
- Look into YouTube live instead for live viewing of the Board meetings

NON-PUBLIC Pursuant to RSA 91-A:3, II (c)- Town Report- Dedication & In Memorium discussion:

MOTION: On a motion by Chairman Warren and seconded by Vice-Chairman Baiocchi, it was unanimously voted to go into non-public session per RSA 91-A:3, II (c). (3-0 Voice Vote, Chairman Warren-yes, Vice-Chairman Baiocchi-yes, Selectman Collins-yes).

The Board chose the individuals to honor through the In Memorium and the Dedication portion of the Town Report.

MOTION: On a Motion by Chairman Warren, and seconded by Selectman Collins it was voted unanimously to come out of Non-Public Session. (3-0 Voice Vote – Chairman Warren -yes, and Selectman Wilson-yes and Vice-Chairman Baiocchi-yes).

TA Carpenter Left the meeting

MOTION: On a motion by Chairman Warren and seconded by Selectman Collins, it was unanimously voted to go into non-public session per RSA 91-A:3, II (b). (3-0 Voice Vote, Chairman Warren-yes, Vice-Chairman Baiocchi-yes, Selectman Collins-yes).

This meeting was held to discuss the response timeline for candidate #1 for the vacant Town Administrator role. It is by Board consensus that Vice Chairman Baiocchi be allowed to negotiate up to \$85,000.00 with candidate #1.

MOTION: On a Motion by Chairman Warren, and seconded by Vice-Chairman Baiocchi it was voted unanimously to come out of Non-Public Session. (3-0 Voice Vote – Chairman Warren -yes, and Selectman Wilson-yes and Vice-Chairman Baiocchi-yes).

ADJOURNMENT AT 9:09 P.M.

MOTION: On a Motion by Chairman Warren, and seconded by Vice-Chairman Baiocchi it was voted unanimously to adjourn the meeting at (3-0 Voice Vote – Chairman Warren -yes, and Selectman Wilson-yes and Vice-Chairman Baiocchi-yes).

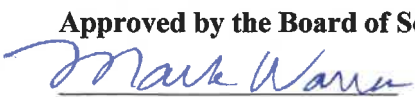
Respectfully Submitted,




Heather Carpenter

Acting Town Administrator

Approved by the Board of Selectmen



Chairman Mark E. Warren



Vice-Chair Vincent A. Baiocchi



Selectman Evan Collins

