

**APPROVED**

**Board of Selectmen  
3 May 2010  
Minutes**

**6:04 pm** - Chairman Betty Ann Abbott read “This meeting of the Selectmen of the Town of Gilmanton is now open, and the matters presented and discussed here shall be for the purpose of managing the prudential affairs of the town and to perform the duties by law prescribed.”

Present were Chairman Abbott, Selectmen Don Guarino and Rachel Hatch, Town Administrator Tim Warren and Clerk Lois Dionne. Also in attendance was Fire Chief Lockwood.

After attendance, everyone stood for the “Pledge of Allegiance”.

**6:05 pm - Enter into Non-Public Session as per RSA 91-A:3, II(a)**

Selectman Hatch moved to Enter into Non-Public Session as per RSA 91-A:3, II(a) - Dismissal, promotion or setting compensation for public employees or the investigation of any charges against him, unless the employee affected has a right to a meeting or requests that the meeting be open, in which case the request shall be granted. Selectman Guarino seconded. Motion passed 3-0.

The Selectmen discussed a fire department personnel issue with Chief Lockwood.

**6:23 pm – Out of Non-Public Session**

Selectman Guarino moved to come Out of Non-Public Session. Selectman Hatch seconded. Motion passed 3-0.

**6:24 pm - Enter into Non-Public Session as per RSA 91-A:3, II(e)**

Selectman Guarino moved to Enter into Non-Public Session as per RSA 91-A:3, II(e) - Discussion of pending or threatened (in writing) litigation against the Town or Town Officials, Board Members or employees. Selectman Hatch seconded. Motion passed 3-0.

The Selectmen discussed a litigation issue.

**6:30 pm – Out of Non-Public Session**

Selectman Guarino moved to come Out of Non-Public Session. Selectman Hatch seconded. Motion passed 3-0.

**Landfill Testing** - Terry Lorber of Provan & Lorber was present to review the results of the report of the mandatory testing of the Landfill. Mr. Lorber stated they had been able to cut back on the monitoring of the methane. He said the report showed no problems at the site. They found the regular things indigenous of the environment such as iron manganese and arsenic. Tests have been reduced from three times a year to twice a year. Monitoring has to be done for thirty years. Mr. Lorber explained briefly how the testing is done. He added that this year the groundwater permit had to be renewed; the permit is good for six years.

Selectman Guarino asked if the landfill produced enough methane to operate a heater in the building at the recycling center. Mr. Lorber stated that has been done in other communities, but he didn't know if enough methane is produced at the center.

**ZBA Decision** – Tim informed the Selectmen that he had spoken with Jay Whitelaw from Town Counsel's office regarding the ZBA's decision to grant a variance that would make one conforming and one non-conforming lot out of two conforming lots in the conservation district. There had been concern that this decision would set precedence. Tim said he was told that the ZBA decision does not set precedence because they have to decide each case on an individual basis.

**Highway Block Grant** – Tim reported that we had received the first payment from the Highway Block Grant. The total grant for the year is \$140,005.03.

**Capital Improvement Items**

**Sprinkler System** - Tim said he had spoken with Chief Lockwood and we would definitely need to upgrade or replace the sprinkler system in the Academy Building.

**Windows – Academy Building** - Tim said Annette told him that they had upgraded windows in an historic building in Franklin, whose windows might not be quite as big as ours, but she felt it had been done for less than \$2,000 a window, which is much cheaper than the estimate we had received. Tim will contact the company Annette had given him the name of.

**Old Town Hall** – Tim said he had asked Bob Flanders what would trigger the need to upgrade the Old Town Hall. He said a preschool definitely would, as would any increase in uses of the building.

**Driveway Permit Public Safety Building** – Tim informed the Selectmen that we had received the revised driveway permit for the Public Safety Building.

**Recyclables** - Tim had a report from Justin Leavitt showing that there was a steady increase in recyclables. He said Justin would furnish the Selectmen with quarterly reports on the recycling.

**Compactor Monitoring** - Tim said Justin had told him that he had started putting two people at the compactor when they are open because they have been getting a lot of black bags going into the compactor containing computer parts, paint, mercury switches, etc. that should not be going into the compactor. They have started opening and checking the black bags.

There was a brief discussion on how to handle this. Selectman Guarino suggested mandatory use of clear plastic bags. Nothing was decided.

**Old Police Vehicle** – The old police vehicle that the employees have been using as a town vehicle is in need of repair. After a brief discussion, it was decided that the vehicle should be sent to the White Farm in Concord for auction rather than spend the money that would be necessary to repair it.

**Public Input** – No one was present for public input.

### **Safety Building**

**Sign** - Tim asked Don about the sign at the site of the safety building. Don said they had taken it down, but weren't sure where to put it because the site would be cleared this week. He said they would wait and talk with the contractors about where the sign should be placed.

**Lights** – Tim asked about the lights at the safety building. Chairman Abbott said they had discussed the lighting, and it had been suggested that we use LED lights on the exterior of the building and the parking lot. There was a discussion on the use of LED lighting, and even though it is more expensive (\$6,000 more) than halogen, it was felt that the price differential would be paid for in six years in the savings. The lights would be shielded, and could be dimmed or put on motion detectors. Selectman Guarino suggested that the site be wired so we could use LED lights, and wait to see if we have money in the contingency fund at the end of the project to cover the cost.

**Added Expenses** – Selectman Guarino was concerned about the email Chairman Abbott referred to at the last meeting that stated in a report on the safety building site, a soils engineer had said “ we would only need a little bit more stone and gravel to be correct”. Don felt John Ricci should have anticipated the need for the stone and gravel when he bid the site work. There was a brief discussion about the stone and gravel, and if crushed glass could be used. Don will contact Mr. Ricci to discuss why he hadn't known about the need for the stone and gravel.

**Public Input** – John Roy stopped by the meeting to inform the Selectmen that the junk on the property on Oak Crest Road that a group of residents had complained about was getting cleaned up.

**Safety Building** - Chairman Abbott stated that there had been a preconstruction meeting at the safety-building site this morning. Present at the meeting were Chairman Abbott, Bob Flanders, Paul Darbyshire, Jeff Byrd (Paul's engineer) Tim Bernier and John and Butch Ricci. Chairman Abbott stated that Tim Bernier had bought Paul Darbyshire's business. He will be going with Paul to learn his business in Gilmanton; Paul is working for Mr. Bernier now.

The committee went over how to proceed with the site work, erosion control, perimeter drain, clearing ground for the groundbreaking on Saturday etc. Following the site visit, they came back to the Academy Building to continue the meeting where John Ricci presented the plans to Bob to review before Mr. Ricci proceeds with the final stamped version.

Tim said that Justin Leavitt had said the compost pile at the recycling center has composted to a point where he felt it could be sifted and used for loam at the safety-building site.

**7:40 pm – Break**

**7:47 pm – Back in Session**

**Zoning Map Update** – Tim informed the Selectmen that Zoning Clerk Annette Andreozzi and Planning Clerk Desiree Tumas, along with Lakes Region Planning Commission had been updating the zoning map. He said they had found glitches in the wording of articles especially in the light business district, and could find nothing in the minutes to clarify the wording. There is also a question about where cell towers are permitted; the documentation is very lax. Tim said Desiree would bring it up at the next planning board meeting.

**Cupola Committee** – Selectman Hatch informed the Board that the Cupola Restoration Committee had met Wednesday. Members present at the meeting were Selectman Hatch, Steven Bedard, John Dickey, Tom Dalton and Perry Onion.

Selectman Hatch said everyone but her had gone up to the tower with flashlights to check the condition of the roof and structure for the cupola, then had come downstairs and resumed the meeting. Rachel said they had discussed the estimate from Fifield Building Restoration & Relocation, LLC, and asked why the project had to be put out to bid again. She said everybody is familiar with Fifield and they are concerned if somebody else were to get the bid they could compromise getting the LCHIP grant. One of the criteria to receive the grant is that the contractor has to be registered. Fifield is registered with the

State Historical Society. Rachel said the Committee requested that she ask the Selectmen to award the bid to Fifield, who was the lowest bidder last year.

Rachel said other items of discussion were, if the Selectmen agreed to go with Fifield, asking Fifield to rebid, not to change the cost of the bid, but to have it broken down into two stages; one stage for restoring the cupola, the other for transporting the cupola, fixing the roof and erecting the cupola. They also asked if they could use the money we have to have Fifield take the cupola to his shop to start restoration. The committee would like to get the work started now.

The Selectmen briefly discussed putting the project out for rebid. There was considerable discussion as to whether the cupola should be restored first, or if the roof should be repaired first.

**MOTION – Selectman Guarino moved to accept the bid of \$38,250.00 from Fifield Building Restoration & Relocation, LLC to repair the cupola. Selectman Hatch seconded. Motion passed 3-0.**

Rachel will inform the Cupola Committee of the Selectmen's decision, and will have the committee ask Mr. Fifield to separate his estimate, and ask for his recommendation on how the work should proceed as to what should be done first, the cupola or the roof.

**Approval of Minutes** – The Selectmen reviewed the minutes of last week's meeting.

**MOTION – Selectman Hatch moved to accept the minutes of April 26, 2010 as amended. Selectman Guarino seconded. Motion passed 3-0.**

**Mutual Aid for Public Works** – Selectman Guarino reported that he had spoken with the road agent about the Mutual Aid for Public Works that Mrs. McKenna had brought to their attention last week. Don said Paul was concerned that we have a very small highway department, and to be part of something like this could be more than his department is capable of handling. He said we already help neighboring towns, but unlike the fire department, who is a member of mutual aid, and has many more people available, he didn't feel he would be in a position to send personnel to other parts of the state.

**Mowing – Old Town Hall** – Tim stated that Glen Lines mows the lawn at the Academy Building, but we need someone to mow at the Old Town Hall. He asked if he could approach Bill Booth about mowing at the Old Town Hall, as he does the church across the street. After a brief discussion, Tim was asked to have Bill submit a bid to mow at the Old Town Hall.

**05-03-10 BOS**

**APPROVED**

**8:40 pm – MOTION – Selectman Hatch moved to adjourn the meeting. Selectman Guarino seconded. Motion passed 3-0.**

Respectfully submitted,

Lois Dionne  
Recording Clerk