

**APPROVED**

**Board of Selectmen  
13 December 2010  
Minutes**

**6:00pm-** 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 were Elizabeth Arms, Connie Widger, John Dickey, Steve Bedard, Allen Everett, Carolyn Baldwin and George Carpenter.

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

**Public Hearing** – Chairman Abbott opened the public hearing for discussion of possible uses of the Old Town Hall now that the police department no longer occupies the building. Chairman Abbott stated that the Town had a feasibility study done on the building when it was being considered renovating the building for the police department. It was found that the cost would be prohibitive; as soon as the essential category of use is changed, the building would have to be brought up to code, including replacing and upgrading roof rafters and installing an elevator. She said Carolyn Baldwin has submitted an application to get the building on the State Registry of Historic Places. Chairman Abbott stated that if we were placed on the registry, it would make sense to, in the future, have a charette to explore all possibilities for use of the building. She stated that in the interim the Selectmen would like to have input on the Historical Society’s request to use the space vacated by the police department for their museum.

John Dickey, president of the historical society reiterated what he had said when they had met with the Selectmen to request use of the space. The museum is now in the basement of the Academy Building and not easily accessible to the public. The space in the Old Town Hall is larger and would enable them to display their items better, there is parking space and it would be more accessible to the public. They would also consider having a regular schedule to be opened. Mr. Dickey felt they would need only minor renovations of the space, such as removing some partitions; this would be done at the expense of the historical society. He asked that if their request were granted, that they sign a lease like the one they have for the use of the space in the Academy Building.

There were no other suggestions for the use of the building.

**MOTION – Selectman Hatch moved to approve the use of the Iron Works Town Hall to the Historical Society and have them renovate/alter it to meet the needs for their museum effective immediately. Selectman Guarino seconded the motion for deliberation.**

During deliberation, the discussion was mainly what would happen with the museum space if a charette were held and another purpose was found for the building, and the length of lease that should be signed with the Historical Society and if the motion should be tabled.

**Chairman Abbott called for a vote on the motion. Motion passed 2-1. Selectman Guarino - Yes, Selectman Hatch -Yes, Chairman Abbott - No.**

**Chairman Abbott made a statement to the Historical Society explaining that she approves of their use of the Old Town Hall, that her objection had more to do with procedural matters (agreeing on the terms of a lease before approving their occupancy).**

Mr. Dickey stated that the historical society doesn't have a lot of money, so asked if, when they are doing the renovations at the Town Hall, they could dispose of the materials at the recycling center at no charge. The consensus of the Selectmen was to waive the fee for the demolition materials.

**6:35 pm** – Chairman Abbott closed the public hearing.

**Town Clerk/Tax Collector's Budget** – The Selectmen reviewed the town clerk/tax collector's budget with Deb Cornett. Reductions in insurance requirements in the department and the capital outlay account for machinery & equipment brought the operating budget request in at less than last year.

Deb informed the Selectmen that 82% of the property taxes had been collected.

### **FYIs & Other Business**

**Police Items – Old Town Hall** – Chief O'Brien was asked, since approving the use of the space at the Old Town Hall for the Historical Society Museum, to work on getting the remainder of the items that belong to the police department removed from the building.

**Utilities – Safety Building** – Custodial services, and utilities such as, heat and electrical for the safety building will be paid from the general government line in the budget. The departments will pay telephone service separately, as they each have their own numbers.

**Cell Tower** – The company interested in putting a cell tower off Copp Road is moving forward with an application; they have offered the Town space on the tower if we want it. They will get in touch with Tim as things progress.

Chief O'Brien has requested a quote to put a repeater on Mount Mack at the Boy Scouts, but he hasn't heard back on it. Chief O'Brien suggested it would be better to put a repeater to bounce off Mount Mack; that would enable us to get service in the Iron Works.

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

### **More FYI's & Other Business**

**December 27<sup>th</sup> Meeting** – There will be no Selectmen's meeting on Monday, December 27<sup>th</sup>.

**Paving Bids** – Three bids were received for paving material for 2011. They were as follows:

Wolcott Construction	\$65 per ton
Pike Industries	70 per ton
Continental Paving	65 per ton

**MOTION – Selectman Hatch moved to award the paving contract to Wolcott Construction for 2011 for the bid price of \$65 per ton. Selectman Guarino seconded. Motion passed 3-0.**

**GAT** – The tonnage sent to Penacook for November was 101.76 tons down from 107.67 tons in November 2009. Year-to-date tonnage is 1187.57 down from 1292.43 last year.

**Playground Equipment - Academy** – In response to the Building Study Committee's recommendation that we pay attention to the playground equipment on the academy grounds and establish a program for upkeep and maintenance, Selectman Hatch spoke with the facility manager of the Barnstead schools who referred her to a website for information. Information on the website was that daycare and schools have federal guidelines that are different than other entities. Selectman hatch stated that the building inspector informed her that none of the building codes govern municipal playgrounds, but he would inspect the swing set on the Academy property. Tim will ask Bob to inspect the swing set.

**Shoveling - Safety Building** – Tim clarified that he had not told Bill Booth that he had the job of shoveling at the safety building, but had asked him to submit an estimate for the job. Two estimates were received as follows:

Four Corners	\$35 per storm
Bill Booth	45 per storm

**MOTION – Selectman Guarino moved to award the shoveling contract for the safety building to Four Corners at the cost of \$35 per storm. Selectman Hatch seconded. Motion passed 3-0.**

**Guard Rail – Safety Center** – Two bids were received to install a guardrail in front of the generator at the safety building. The bids were as follows:

CWS	\$2430
Four Corners	2,472

There was a brief discussion of the bids.

**MOTION – Selectman Hatch moved to award the bid for the installation of a guardrail around the generator at the safety building to Four Corners for a cost of \$2,472. Motion passed 3-0.**

**Cleaning Bid** – Two bids were received for the cleaning services at the Safety Building. They were as follows:

Tracy Harrington	\$120 per week (once a week)
Boudreau Cleaning Services	85 per week (twice a week)

**MOTION – Selectman Hatch moved to award the cleaning bid for the public safety building to Boudreau Cleaning Services to be done twice a week for a cost of \$85 per week effective January 1, 2011. Motion passed 3-0.**

**EMP Grant** - The EMP grant application was dropped of on Tuesday. It will be processed to be on the next Governor's Council agenda, which will probably be after the first of the year.

**LCHIP Grant** – Selectman Hatch stated that we would be getting a project agreement that we have to pay to be recorded at the Belknap County Registry of Deeds. She has a “punch list” that has to be completed; it is done. Once the grant committee gets that we will get 50% of the money. The money will be received in stages as the project is completed. We will be required to provide updates for five years. The goal is to have the project completed by June 1<sup>st</sup>. There will be press coverage when the cupola is put back on the building.

### **Recycling Issues**

**Sharp Items** – There have been issues with a resident dropping sharp items and fluorescent bulbs in the compactor. The resident had been sent a letter earlier this year, and had been spoken to when he disposed of items again recently. He was informed that another infraction of the rules would cause the loss of dumping privileges.

**Recycling Decals** – New recycling decals are being issued; they are orange. Each household may get two free decals, but there will be a charge of \$5 for each additional, not replacement, decals.

**Old Town Hall** – There had been a problem with the heat at the Old Town Hall last week. The oil company has checked the problem.

**Corners Fire Station** – Last weekend there had been a problem of a frozen pipe at the Corners Fire Station; the main breaker had been shut off killing power to the building. The water has been drained and shut off. Tim was asked to make sure the building was locked.

**Planning Board Check List** – Tim distributed copies of the new subdivision checklist developed by the planning administrator and our contract planner that will be used for any future subdivision applications.

**Rague Subdivision Application** – Tim stated that Kurt Rague has brought forward an application for a subdivision; it is a four-lot subdivision. A subdivision requires 200' frontage on a Class V road and two acres for each lot. Mr. Rague's property only has about 200' frontage on a Class V Road. He wants to subdivide the lots on a private road he is going to build. Before building permits could be issued, Mr. Rague would have to have a private road hearing with the Selectmen. Tim said the Planning Board has the option of requiring the road to be brought up to Class V road specs, but Mr. Rague wants the Selectmen to waive that requirement.

There was a very brief discussion during which the Selectmen agreed that a subdivision has to have frontage on a Class V road, so the road would have to be brought up to a Class V road.

**Bond – Bingham Road** – Tim had a letter from Harry Tomasian requesting the Selectmen to sign acknowledging that the Town would release the road bond we are holding after the final pavement has been done on Bingham Road and approved by the road agent, regardless of the number of houses that have been built on the road.

There was a brief discussion of the letter stating that the understanding had always been that the money would be released after the final paving and approval of the road agent

that our road standards have been met. The Selectmen did not feel comfortable with and did not sign the letter drafted by Mr. Tomasian.

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

**MOTION – Selectman Hatch moved to approve the minutes of December 6, 2010 as amended. Motion passed 3-0.**

**Budget Discussions**

The Selectmen reviewed the operating budget, capital reserve and non-capital reserve accounts.

**Community Service Liability** – Selectman Hatch was concerned about what the Town’s liability was if individuals performing community service by working for the town got injured. Tim will check into it.

**ATM Sign – Corner Store** – Selectmen Guarino stated that the HDC had discussed the ATM sign at the Corner’s Store at their meeting on Tuesday. He said he had explained the Selectmen’s position on the sign; the ordinance seemed to apply only to outside signs. He said the HDC thought there might be something in the town sign ordinance, and asked to have Bob check that. Chairman Abbott stated that we want to encourage businesses in Town, so need to be careful.

**9:10 pm – 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 personnel issue.

**9:14 pm – Selectman Guarino moved to come Out of Non-Public Session.** Selectman Hatch seconded. Motion passed 3-0.

**Warrant Articles** – There was a brief discussion of warrant articles to be included at Town Meeting. In addition to the regular warrant articles, there will be petition warrant articles to remove the 1-year time limit on special acceptances and variances, and to ban the spreading bio-solids in Gilmanton.

**12-13-10 BOS**

**APPROVED**

**9:30 pm – MOTION – Selectman Guarino moved to adjourn the meeting.  
Selectman Hatch seconded. Motion passed 3-0.**

Respectfully submitted

Lois Dionne  
Recording Clerk