

**APPROVED**

**Board of Selectmen  
20 December 2010  
Minutes**

**6:00 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 were Nanci Mitchell, Anne Bartlett, Paula Gilman, Tom Howe and Tom Dombrowski. Tracy Tarr, John Dickey and Steve Bedard joined the meeting after it was in progress.

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

**Conservation Easements** – Conservation member Nanci Mitchell explained that the Conservation Commission had three conservation easements they hoped the Selectmen would vote to accept. Two easements, one consisting of thirty-nine acres and one consisting of one hundred sixteen acres, were from the Bartletts, and one forty-nine acre easement was from Paula Gilman.

Nanci presented the Selectmen with drafts of the easements. She explained that two of the easements have mortgages on the property, so could not be signed until a Mortgage Subordination has been received from the bank, but they were asking the Selectmen to vote to accept the easements conditional upon receiving the paperwork from the bank.

**Bartlett Easements** - Nanci reviewed the Bartlett easements with the Selectmen. She and Tom Howe explained the easements, and answered questions. The 39-acre easement from the Bartletts does not guarantee public access for pedestrians; however, the 116-acre easement guarantees public access for pedestrians, but not for camping or hunting. Hunting could be allowed at the discretion of the Bartletts.

**MOTION** – Selectman Guarino moved that the Gilmanton Board of Selectmen accept the gift of the Conservation easement deed for approximately 39 acres, situated on Lougee Road, an unmaintained town roadway, and Thistle Road, a

discontinued roadway, in the Town of Gilmanton, County of Belknap, State of New Hampshire, shown as “P/O MAP 423 Lot 47 Easement Area” on sheet 3 of 3 of a plan prepared by Bryan L. Bailey Associates, Inc., Turning Point Land Surveyors & Land Planners, and titled “Conservation Easement Plan, Land on Griffin Road & Thistle Road & Pancake Hill Road, Gilmanton, NH” dated October 15, 2009.

Selectman Hatch seconded. Motion passed 3-0.

**MOTION** – Selectman Guarino moved that the Gilmanton Board of Selectmen accept the gift of a Conservation Easement Deed for approximately 116.2 acres, situated on Griffin Road, a maintained town roadway in the Town of Gilmanton, County of Belknap, State of New Hampshire, shown as “Easement Area, P/O MAP 423 Lot 50” on sheet 2 of 3 of a plan prepared by Bryan L. Bailey Associates, Inc., Turning Point Land Surveyors & Land Planners, and titled “Conservation Easement Plan, Land on Griffin Road & Thistle Road & Pancake Hill Road, Gilmanton, NH”, dated October 15, 2009, subject to:

1. Mortgage Subordination from Laconia Savings Bank.

Selectman Hatch seconded. Motion passed 3-0.

**Gilman Easement** – Nanci reviewed the Gilman easement; she and Tom Howe explained the easement. The Gilman easement has a conservation and restrictive easement. The restrictive easement consists of 3.56 acres around the Gilman residence that is located in the easement. There is no guaranteed public access on the Gilman easement, and existing stone walls shall not be permanently removed from their existing locations. The residential area shall not itself be subdivided, and shall not be conveyed separately from the conservation easement area.

**MOTION** – Selectman Guarino moved that the Gilmanton Board of Selectmen accept the gift of a Conservation Easement Deed with Restrictive Easement. The Conservation Easement Area consists of approximately 49.14 acres, situated on Stage Road, a town road, in the Town of Gilmanton, County of Belknap, State of New Hampshire, shown as “Total Conservation Easement Area” on a plan prepared by Ronald A. Johnson, LLS, of Harold E. Johnson, Inc., and titled “Conservation & Restrictive Easement Plan for Paula L Gilman, 50 Hawkins Lane, Gilmanton, Belknap County, New Hampshire”, dated August 22, 2005, and last revised November 23, 2010. The Residential Area subject to the Restrictive Easement consists of approximately 3.56 acres, situated on Hawkins Lane in the same Town, shown as “Residential Area (not a separate lot) Subject to Restrictive Easement, 155,073 sq. ft., 3.56 acres: on above Plan, subject to:

1. Mortgage Subordination from Merrimack County Savings Bank.

**Selectman Hatch seconded. Motion passed 3-0.**

**MOTION – Selectman Guarino moved that the Board of Selectmen agree to sign the baseline documentation for the Bartlett and Gilman Easements.**

**Selectman Hatch seconded. Motion passed 3-0.**

**7:15 pm – Public Input** – Chairman Abbott read “Public input is reserved to allow residents, without prior notice, to bring forward new information on matters of interest to the Town. Existing cases or applications shall not be heard. Residents with existing cases or applications shall use the channels established for appeal or submission of new information in their cases. The Selectmen reserve the right to place time limits on public input. No vote will be taken on any matter brought in through public input unless a dire emergency requires such action.”

**Year-Round Library Update** – John Dickey informed the Board that the library had proved extremely successful this past year; more than they had anticipated. Between September of 2009 and November 2010 there had been 11,568 patron visits, which averages about 200 each week. In the same period of time 13, 626 items have been circulated, over 200 items a week. Seventy-five programs have been initiated at the library, including story time that has had as many as 25 children at a session.

Mr. Dickey felt the library is functioning as their original concept, which was not being just a library, but also a community meeting place.

Mr. Dickey said the library had received a donation of \$50,000 from a resident who wishes to remain anonymous. The income from that donation is to be used to offset utility costs, but the principal is not to be used.

Mr. Dickey said the library would be submitting a petition warrant article to the Town Clerk tonight requesting an appropriation of \$47,500 toward their operating expenses. He said that through donations, fundraisers and a \$7,000 reduction in items in their capital reserve, they were able to get \$23,000 towards their total operating budget of \$70,000.

**Historical Society** – John Dickey brought a copy of the lease agreement the Historical Society had with the Town for the space they occupy in the basement of the Academy. He felt it could be a guide to draw up a lease for the space they are to occupy at the Old Town Hall.

There was a brief discussion about a lease and the Historical Society’s plans for the space. Chairman Abbott will draft a sample lease for the next Selectmen’s meeting.

**Cupola** – John Dickey asked if the project agreement to receive money from the LCHIP Grant had been recorded. It has not been recorded as far as anyone knew. John will call

about it. Steve Bedard will get in touch with Mr. Fifield to see if we can get his invoice for the work he has already done on the cupola before the end of the year.

**7:45 pm** – Chairman Abbott closed public input.

**FYIs & Other Business**

**Liability** – In response to a question that had been asked, the town has no responsibility for an individual working for us who is doing court-ordered community service.

**Appeal** – NH Electric Co-Op has withdrawn their 2008-2009 property tax appeals to the Board of Tax and Land Appeals.

**Highway Block Grant** – The Town will receive a state highway block grant in the amount of \$157,013.82 in 2011.

**VFA (Volunteer Fire Assistance) Grant** – The Town will be receiving a check from the State for a VFA grant in the amount of \$1,996.00.

**Swings – Academy Building** – The Code Enforcement Officer checked the swings at the Academy Building. The swings are safe, but the seats will be replaced in the spring in all but the infant swing.

**Recycling Income** – Year-to-date income at the recycling center is \$33,782.76. This also represents a savings of \$34,427.98 it would have cost if the items had been disposed of in the compactor.

Selectman Hatch stated that since the school has been more involved in recycling, their monthly fees for Waste Management had gone down from \$800 to \$400; it also produces income for the town.

**ATM Sign** – The Code Enforcement Officer checked the town sign ordinance, and found nothing in the ordinance that would make the ATM sign at the Corners Store illegal.

**YRL Warrant Article** – There was a brief discussion on how to handle the Year-Round Library Warrant Article in the budget. It will be discussed in more depth at a later meeting.

**Camp Bell** – State Representative Dave Russell had Don Guarino accompany him to Camp Bell because of concern about the safety of the children in case of an emergency. The tenting area is so spread out, there was concern that everyone couldn't make it to the ranger station in case of an emergency. Don said it is being proposed that they could make a pavilion on the plateau on land covered by a Fish & Game easement on the mountain, where everyone on the mountain could meet in the event of an emergency.

Dave was asked to provide a bill that would allow the Scouts to change the easement to allow a pavilion. The Scouts need permission from the Fish & Game, and would like a letter from the Town giving permission to build the pavilion.

There was a brief discussion during which it was stated that this might be something that should be included in the Town Hazard Mitigation Plan and that it is something that should go before the Planning Board. Don will ask the Scout representative to talk with the Planning Board.

**Motion – Use Old Town Hall** – Chairman Abbott asked for a motion to reconsider the motion passed on December 13<sup>th</sup> that gave the Historical Society the right to use the Old Town Hall. She felt the motion should include that the Historical Society was restricted to the bottom floor.

**MOTION – Selectman Hatch moved to reconsider the motion and approval made last week regarding the Historical Society utilizing the Iron Works Town Hall Building. Selectman Guarino seconded. Motion passed 2-0. Chairman Abbott did not vote.**

**MOTION – Selectman Hatch moved to approve the use of the bottom floor of the Iron Works Town Hall by the Historical Society and have them renovate and/or alter it to meet the needs of their museum effective immediately. Selectman Guarino seconded. Motion passed 3-0.**

**Old Town Hall** – The Police sign has been removed from in front of the Old Town Hall, light bulbs have been replaced; shrubs need trimming.

**Mileage vs. Town Vehicle** – Chairman Abbott stated that a question at the budget committee was whether we should consider another town vehicle opposed to paying mileage to employees for using their vehicles for town business. After a brief discussion, it was agreed that it would be advisable to wait until the next Town-owned SUV is replaced, and use the old one as a vehicle for town employees.

**Conservation Commission Procedures** – An email was received from Mr. Pinckney questioning some of the procedures followed, or not followed by the Conservation Commission. Some areas of concern were the expenditure of funds from the Conservation Commission account on easements, and public hearings.

There was a brief discussion of the email. The Selectmen will meet with Town Counsel, members of the Conservation Commission and Desiree Tumas to discuss the concerns.

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

**12-20-10 BOS**

**APPROVED**

**MOTION – Selectman Guarino moved to accept the minutes of December 13, 2010 as amended. Motion passed 3-0.**

**Prize Drawings** – Throughout the year the Town has received gifts from Staples when our purchases totaled a certain amount. The gifts were kept, and tonight all the town employees' names were put in a box, and the Selectmen drew names and awarded the gifts.

**9:50 pm – MOTION – Selectman Guarino moved to adjourn the meeting. Selectman Hatch seconded. Motion passed 3-0.**

Respectfully submitted,

Lois Dionne  
Recording Clerk