

APPROVED AS AMENDED

Board of Selectmen Town of Gilmanton, New Hampshire

Meeting

June 6, 2016

6:00 p.m. – Gilmanton Academy

Present: Chairman Jean, Vice Chair-Selectman Steve McWhinnie, Selectman Marshall Bishop, Town Administrator Paul Branscombe, Assistant Town Administrator-Heidi Jackson-Rhine and Recording Secretary Heather Carpenter.

Also present please see attached sign in sheet.

6:00 p.m. Chairman Jean opened the meeting, took attendance of those present and voting (Chairman Jean, Selectman McWhinnie, and Selectman Bishop) and led the Pledge of Allegiance.

Approval of Minutes –

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to approve the minutes of May 16, 2016 as amended. (3-0 Voice Vote – Selectman McWhinnie-yes, Selectman Bishop– yes).

Amendments made: Added the text; Absent Members- Chairman Jean

The Select Board agreed to table the minutes of May 19, 2016 until the next meeting. Chairman Jean would like to amend the draft to speak to the fact that the Board did call him to verify his agreement towards moving forward with Hoyle, Tanner & Associates.

Signature File

Purchase Orders-

Dump Truck- Request for \$157,000 to be withdrawn out of the Highway Equipment Capital Reserve Account. Warrant Article #11 – to purchase and equip a six wheel dump truck.

Irwin Motors- Gilmanton Fire Department for Forestry Repairs in the amount of \$7,277.72

Ossipee Mt. Electronic- Gilmanton Fire Department for Portable Radio-car, in the amount of \$1,182.30

OME- Gilmanton Fire Department for Mobile Radio/ Car in the amount of \$2,898.84

Certified Computer Solutions for Gilmanton Police Department in the amount of \$7,620

Abatements-

Map 418/ Lot 028 abatement granted

Map 111/ Lot 15 abatement denied

Intent to Cut

New Business

Kelley Corner Schoolhouse Restoration Project update- Lori Baldwin spoke about the ongoing project of restoring the schoolhouse which will be done in two phases. They are preparing documentation for two grants, the Moose Plate Grant and the L-chip, the presentation speaks to historical and education value the project has, and helping to bring stronger community relationships and awareness to the Lower Gilmanton community. The restoration project is estimated to cost approximately \$50,000.

The Select Board thinks it is project that adds value to the area and signs a letter in support of the project.

Meeting Minute Policy

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to approve the Board of Selectmen minute policy. (3-0 Voice Vote – Selectman McWhinnie-yes, Selectman Bishop-- yes).

Vaughan Land at Sawyer Lake

The owner has asked the Board of Selectmen if the Town would be interested in purchasing this property which includes a 1.3 ac. lot in the heart of Sawyer Lake, the lot does not include water front. Chairman Jean believes there is no benefit to the Town to own the property and suggests that the owner asks if any of the abutters would like the chance to purchase.

Joseph Haas has requested to be placed on the agenda stating that the Board of Selectmen promised him a meeting with themselves and the Town Assessor George Hildum and he would like the Select Board to reconsider their denial of his abatement request. Mr. Haas has given the Board new information that he believes gives more evidence as to why his abatement should be reconsidered.

Chairman Jean stated that this request has been ongoing for the past four years, and feels that the board should not grant reconsideration to this issue.

It is the consensus of the Board not to reconsider Mr. Haas's request for abatement.

Brenda Currier brought a document which she read from stating several questions and concerns that she brought before the Selectmen. The document was not provided to the Board and is not available to be attached to the minutes.

Public Comment

Richard Bakos would like to know when the financial reports will be available and he brought an analysis that he prepared showing how a 10% budget cut would be irresponsible, in his opinion. Selectman Bishop and Administrative Assistant- Heather Carpenter asked Mr. Bakos for a copy of his analysis. Mr. Bakos said he would send the spreadsheet to Selectmen Bishop through email.

Cheryl Barnes would like to know why the job descriptions are taking so long to be produced and states in her line of work it is a requirement to have job descriptions within a 30 day time period.

Don Guarino notified the Board and the public present that the fireworks will be held on July 2, 2016 with a rain date of July 4, 2016 and the parade will be held on the July 4, 2016 as always.

Joe Haas believes that Mr. Bakos budget analysis should be attached to the minutes so that the public can read it.

Mark Sisti believes it would be a wise decision for the Board of Selectmen to reconsider recording their meetings. He states that there are three main reasons why he believes it would be beneficial to have the recordings. It is helpful to the citizens for accuracy and details of the meetings, it benefits the Board and is their best defense for accuracy and accountability, and lastly when people know they are on the record they have a tendency to be more polite. Without the recordings you are getting unofficial records and that is more dangerous. Mr. Sisti states that there is nothing wrong with having audio, there is nothing wrong with making a mistake, and there is nothing wrong with correcting a mistake that you have made. He encourages the Select Board to reconsider their motion on discontinuing recordings of their meetings.

Brenda Currier encourages the board to reconsider recording the meetings.

Sandra Guarino requests a reason from the Board of Selectmen as to why they discontinued using Mr. Glen Lines to mow the Academy Building grounds and why Mr. Ogni is not being used as the Town electrician.

Chairman Jean stated that Mr. Ogni could have put his bid in for the Town electrician but did not and Bill Booth will be mowing the Academy grounds because he also provides lawn care for the Public Safety Complex and holds insurance. There is a cost difference for the new Town Electrician which was a better overall price for the Town.

Chairman closes the floor to public comment.

The Board has a discussion of the resignation for Dianne McElwee as Library Trustee.

MOTION: : On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to accept the resignation of Dianne McElwee as Library Trustee and accept the appointment of Martha Leveque by the Library Trustees to finish the term ending March 13, 2017 as Library Trustee. (3-0 Voice Vote –Selectman McWhinnie-yes, Selectman Bishop- yes).


MOTION: On a Motion by Selectmen McWhinnie, and seconded by Selectmen Bishop it was voted unanimously to appoint the Town Administrator as the representative on the Winnepesaukee Public Health Council/ Emergency Preparedness Council (WPHC). (3-0 Voice Vote –Selectman McWhinnie-yes, Selectman Bishop– yes).

Chairman Jean asked the other board members if they would like to give an answer on reconsidering the motion for audio recordings. The Board agrees to think about it and consider coming back to review the motion at a later time.

Chairman Jean requests a workshop for next Monday, June 13, 2016 at 6:00 p.m. there will be no public input at this meeting and it will be a discussion about job descriptions for all employees.

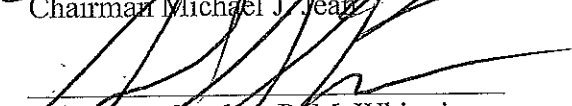
Adjournment: On a Motion by Selectman McWhinnie and seconded by Selectman Bishop it was voted unanimously to adjourn at 7:53 p.m. (3-0).

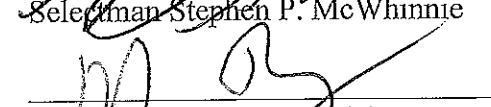
Respectfully Submitted,


Heather Carpenter
Recording Secretary

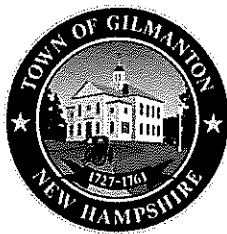
Approved by the Board of Selectmen


Chairman Michael J. Jean


Selectman Stephen P. McWhinnie


Selectman Marshall E. Bishop

{Any recordings of this meeting are not official and therefore cannot be verified as accurate.}



Board of Selectmen
Town of Gilmanton, New Hampshire
503 Province Road
PO BOX 550
Gilmanton, New Hampshire 03237

Attendance Signature Sheet

Time & Date:

June 6, 2014 6:00 p.m.

Signature

Print name

Time & Date

Bernadette Gallant	Bernadette Gallant	5:40
Brenda Turner	Brenda Turner	5:40
Mark L. Sisti	Mark L. Sisti	5:45
Tim Clark	Tim Clark - The Citizen	5:55 p.m.
Paula L. Gilmann	Paula L. Gilmann	5:53 pm
Cheryl Barnes	Cheryl Barnes	6:00 pm
David Smith	DAVID SMITH	6:00 PM
Judy Bakos	Judy Bakos	6:00
Richard Bakos	RICHARD BAKOS	6:00
Susan K. Heclerc	Susan K. Heclerc	6:00 PM
Brett Carrier	Brett Carrier	6:00 PM
Joseph St. Haas	Joseph St. Haas@hotmail.com	6:00 p.m.
Kaisti Lauren Dean	KAISTI LAUREN DEAN	6:00
Sunny Bishop	Sunny Bishop	6pm
Lori Bakwin	Lori Bakwin	6pm
Don Clark	DON CLARK	6:30
Sarah Guano		6:52

Kelley Corner School Restoration Project

The Kelley Corner School is located on Sanborn Hill Road, off NH Route 129 about 1/2 mile west of the junction with NH Route 107 in Lower Gilmanton.

Both the schoolhouse and privy are sited at the edge of the William Webster Memorial Forest. A few hundred yards south are the Kelley Brook and Brown's Pond where the remains of Sanborn Mill, circa 1856, are located. The Kelley Corner Schoolhouse is the last remaining publicly owned one-room schoolhouse in Gilmanton where once as many as 18 existed in the town. Kelley Corner School was established in 1778 and designated as School #1.

The "stakeholders" are the Gilmanton School District, The Lower Gilmanton Community Club (LGCC), The Gilmanton Historical Society, and especially the residents of the Lower Gilmanton community. The Lower Gilmanton Community Club has leased the building since 1949 and the lease runs until 2063.

Since 1927, our group has served to bring local families together for the sake of building community through seasonal potluck dinners, bean suppers, and community dances.

As years have passed, the Kelley Corner School has become an increasingly important cultural and historical resource for our community. On April 28, 2008 the Kelley Corner School was placed on the NH State Register of Historic Places.

Annually, the Gilmanton Elementary 4th grade class takes part in a guided tour of Gilmanton in conjunction with their study of New Hampshire's History. This year's tour planned for June 2nd includes a stop at the Kelley Corner School.

The LGCC recognizes that the time has come to dedicate our efforts to the preservation of this property so its 238 year history will live on for future generations.

A renewed spirit of interest has taken root. We are expanding our outreach activities. In early summer we plan to release a 6 page brochure, "Lower Gilmanton, the First Village." Along with the brochure we will send a fundraising letter to the community. In August, the Gilmanton Historical Society will host a

tour of the school and property as part of its program on Lower Gilmanton's historic landmarks.

We've managed some basic repair and maintenance projects to keep the building safe. But lack of adequate funding has prevented us from tackling the substantial structural projects. In 2007, we received a grant from the NH Preservation Alliance. A building assessment was completed that same year and in 2008, our efforts were successful with the schoolhouse being placed on the New Hampshire State Register of Historic Places.

Proposed Project

Project Goal Objectives:

Primary focus is the restoration and preservation of the Kelley Corner School and Privy. Grant request is \$25,000. We will partner with the community and the following organizations to best develop these resources for public use:

Gilmanton School District
Gilmanton Historical Society
Gilmanton Land Trust
Gilmanton Conservation Commission

Phase 1: Restore the historic Kelley Corner School and Privy.

Phase 2: Create a destination place for the community through use of the Kelley Corner School, conservation land and historical sites.

As previously indicated, Phase 1 is the restoration of the schoolhouse and privy. In addition, we will work on fundraising and mobilizing our volunteer base. We expect to complete Phase 1 within 12 months.

Steve Bedard of Bedard Preservation & Restoration, an approved contractor with the NH Preservation Alliance, prepared our original building assessment in 2007. Mr. Bedard has recently conducted a thorough inspection of the building to update the report as a donation to the project. It is our expectation that his company will provide the restoration services. The estimates Mr. Bedard provided assure that

appropriate experts are engaged to complete each task under the Standards for Rehabilitation as outlined by the Secretary of the Interior.

North Sill Repair: North wall sill is in poor condition. Removing clapboards for closer inspection is needed and will provide an opportunity for inspection and possible treatment for insect damages. In addition to the sill, flashing and moisture barriers will be installed before clapboards are replaced.

Siding Replacement: There are numerous clapboards on all sides of the building that require repair or replacement.

South Window Support: There is clear evidence of insufficient support of the windows in this part of the building.

Reset and Reglaze Windows: There is clear evidence of loose panes of glass in all windows.

Painting of Exterior of Schoolhouse: The exterior of the building needs the old paint removed and new applied.

Install Perimeter Drains: The schoolhouse is situated at the bottom of a long sloping field and the water drains down the hill and into the school yard.

Drainage & Site Work: As indicated above, drainage work is imperative as the lawn, driveway and parking area is wet nearly year round.

Restore Historic His & Hers Privy: Privy needs to be leveled and reset in place. Cleanouts need to be installed in order to utilize the Privy.

Chimney Restoration: Expose original brick chimney and reinstitute the use of a woodstove so that community gatherings can be held year round.

Main Entrance Door: Door needs to be repaired and repainted.

Install new ADA access ramp and door: Existing ramp is in dire need of repair.

Electricity upgraded: Upgrade electricity from an old fuse box to at least 100 amp service. The interior wiring needs to be all replaced; security alarm installed, smoke alarm installed, exterior lighting for night use.

Interior Demolition: Tear down interior wallboard and replace it. Tear down the existing 'curved' ceiling and expose the original ceiling beams. Kitchen area has an old soapstone sink, but the drain does not go outside. The drain needs to be installed to exterior. Kitchen floor and counter tops are old linoleum which needs to be replaced. Floors are in good condition wear wise, but need to be cleaned and refinished. Interior painting needs to be done.

Phase 2: Create a destination place for the community through linkage with the adjacent conservation land and historical sites. We envision hiking trails along the Webster Memorial Forest and the Class 6 Sanborn Hill Rd. This land features Brown Pond, the Sanborn Mill sluiceway along Kelley Brook, the remains of the first grist mill in Gilmanton, and multiple cellar holes and stone walls. Much consideration and planning will be required for this undertaking. On August 13th, our Historical Society will host a tour of both historic landmarks in Lower Gilmanton; the Kelley Corner Schoolhouse and the First Baptist Church. We also envision the Elementary School holding classes here from time to time.

Project Management:

The 4 member LGCC Restoration Committee will coordinate to oversee the project in conjunction with the Gilmanton School District. Specific roles and responsibilities will be assigned. There is a great deal of experience and time available among Committee members. All members have project/fiscal management skills and 3 of us have operated our own businesses. Two of our members have worked with numerous land/historic conservation organizations.

If successful, this grant will enable us to restore the historic and cultural corner of our village known as Lower Gilmanton.