

**DUNBARTON BOARD OF SELECTMEN
MINUTES OF MEETING
THURSDAY, JANUARY 31, 2013
TOWN OFFICES – 7:00 P.M.**

The Dunbarton Board of Selectmen held their regularly scheduled meeting at the above time, date and place with Les Hammond, Chairman, presiding.

The following were present:

**Les Hammond, Chairman
Ron Wanner, Selectman
Ted Vallieres, Selectman
Line Comeau, Town Administrator
Alison Vallieres, Recording Secretary**

Members of Boards/Committees and Town Officials:

**Linda Landry, Town Clerk
Patrick Bowne, Transfer Station Manager
Jeff Crosby, Road Agent**

Members of the Public:

Tom Giovagnoli

Les Hammond, Chairman, called the meeting to order at 7:00 p.m. with a full Board of Selectmen present along with Line Comeau, Town Administrator, and Alison Vallieres, Recording Secretary.

APPROVAL OF PREVIOUS MEETING MINUTES (January 24, 2013) :

MOTION:

Ron Wanner made a motion that the Dunbarton Board of Selectmen approve the minutes of the January 24, 2013 meeting as written. Ted Vallieres seconded the motion. The motion passed unanimously.

TOM GIOVAGNOLI RE REDUCE OR WAIVE THE BUILDING PERMIT FEE:

Tom Giovagnoli, Twist Hill Road, appeared before the Board of Selectmen to discuss the possibility of the Board of Selectmen waiving or reducing the Building Permit fee for him to build a large chicken barn 46' x 588' equaling at least 27,048 square feet at his property on Twist Hill Road. He stated that he was building the chicken barn to lease for a period of six years to Pete and Jim's Eggs Organic Products. It would house 20,000 chickens.

He noted the following with regard to the Building Permit:

1. Cost of the permit is a base fee of \$40.00 plus \$.12 a square foot for a total of over \$3,000.
2. Kyle Parker, Building Inspector, stated that if he wanted any of the Building Permit fee waived, he would have to request the Board of Selectmen to waive it.
3. Cost to build will be in the vicinity of \$600,000.
4. The contract with Pete and Jim's Organic Eggs will be for the length of the mortgage at least six years.

5. Stated that this is not going to impact the schools.

6. Will require 20,000 gallons of water per day for feed, watering and cleaning.

7. Chicken manure is like "gold". Firm in Belmont that sub-contracts and will purchase it for \$20.00/yard. Will also use some of the chicken manure on my own fields. Will generate about 15 yards of chicken manure per month.

8. Stated there are other barns in the area. Did they receive a break on their Building Permit when they built.

It was noted that no other building projects or homes had received a waiver on fees for Building Permits.

9. Peter and Joe's has a large chicken barn in Maine.

It was noted that this was the second time the Board of Selectmen had received a request to waive or reduce Building Permit fees. The first time was denied. Normally, there would be a Hardship issue.

At this point, the Board of Selectmen agreed that they needed to speak with the Building Inspector prior to making any decision. They suggested Mr. Giovagnoli come back to the Board of Selectmen in three weeks for a decision with regard to waiving any Building Permit fees as requested.

Tom Giovagnoli left his contact number which is 344-1508

JEFF CROSBY, ROAD AGENT:

Jeff Crosby, Road Agent, appeared before the Board of Selectmen to discuss the following:

Town Forest Committee - Hazard Trees on Common and Center Cemetery

Stated that the Town Forest Committee would be meeting next Wednesday. He stated there is an issue regarding dead trees in the Common, one of which is in front of the Library and the other by the Caleb Stark statute. There is also a dead ash tree next to the road on the Common. In addition, the Cemetery Trustees contacted him regarding a dead tree outside the Center Cemetery within the 25 feet area of the fence of the Cemetery. Can ask the Arborist which does the Town Tree work about the ash tree and what they would suggest.

Jeff Crosby asked the Board of Selectmen if they had any problem with requesting the Town Forest Committee to help with the cost of removing these trees and/or planting replacement trees after their removal. In the past, the Town Forest Committee has funded the trimming of the trees.

If the Town Forest Committee does not agree with helping with the cost of taking down these trees, do the Board of Selectmen want the Highway Department to take them down?

Jeff Crosby asked if we were going to be able to take the tree down by the Cemetery and plant another tree in the place of the tree within the 25 feet of the Center Cemetery. We should probably pull the stump out.

It was noted that the Cemetery Trustees have been very protective of the 25' area outside of the Cemetery fence in the past.

Jeff Crosby will bring this issue up with the Town Forest Committee next Wednesday at their meeting.

PATRICK BOWNE, TRANSFER STATION :

Patrick Bowne, Transfer Station Manager, appeared before the Board of Selectmen to discuss the following items:

School Storage Room/Voting Booths:

Stated there is an issue with the School storage back room right off the gym where the Town has been storing the voting booths, etc. Someone has put all the round tables and chairs in the back room and there now is no room for the voting booths. In the past, Fred Mullen and he cleaned up the entire storage area to make room for the new voting booths, etc. and now it has been taken over by tables and chairs. The Podium used for Town Meeting has been jammed to the side. Does not know who put the tables and chairs in the back room area. He also noted there are about 50 chairs missing.

Ted Vallieres stated they could store the voting booths in the basement of the Town Hall if they have no other place.

Les Hammond stated this would not work because they would have to load and unload them, etc.

The Board of Selectmen agreed to contact the School representative to the Board of Selectmen and discuss this issue at a Selectmen's Meeting. Would suggest either the February 14 or February 21 BOS Meeting.

Personnel Policies "No Smoking":

Asked if any of the Personnel Policies could be varied by a Department Head. He stated that the " No Smoking" Policy requires No Smoking within 25 feet of a Town Building. He would like to be able to designate an area where smoking could occur along with a butt disposal. He stated that within 25 feet of the building is too close because the smoke still goes into the building. He also stated that there is a fire hazard because of papers, etc. in the building.

The Board of Selectmen agreed to allow Patrick Bowne, Transfer Station Manager, to set up an area at least 25 feet or more away from the buildings for a designated smoking area. He would also like to see them use their own vehicles to smoke in and dispose of the butts in their vehicle and not throw on the ground.

Wall Replacement by Compactor:

Asked why the Wall Replacement for the Transfer Station has to be on a Warrant Article when the Stark Bridge in the amount of \$60,000 is within the Highway Department Maintenance budget? The Wall Replacement for the Transfer Station is a maintenance item.

It was noted that the Board of Selectmen had chosen Option #3 in the amount of \$25,000 for the Wall Replacement.

After discussion, the Board of Selectmen decided that they should reconsider and go with Option #2 which is a Michie Wall with engineered plans at a cost of \$33,149 to be rounded to \$35,000. (Option #3 had no engineered plans)

The Board of Selectmen agreed that the Wall Replacement was a safety issue and probably should be replaced this year instead of waiting another year. There is no way of knowing how long the wall will remain stable.

The Board of Selectmen requested that Patrick Bowne get written firm quotes from both Michie Company and William Nichols Construction for the wall replacement to make sure the amount for replacement is a firm figure.

In addition, after further discussion, the Board of Selectmen agreed that the Wall Replacement Article should be put within the Town Government Building budget line as a maintenance item in the amount of \$35,000.

It was noted that the wall at the Fire/Police Department for \$16,000 was not a safety issue and could be put off until the next year. In addition, the Library stairwell work scheduled for \$6,000 was not a safety issue and could be put off until the next year. There was an additional \$4,000 which was added to the Town Government Building budget line which could be used. This would leave \$9,000 to be added to the Town Government Building budget line.

TOWN MEETING - WARRANT ARTICLES:

The Board of Selectmen reviewed the Warrant Articles and noted the Warrant Articles would be presented as follows:

1. To choose all necessary town officers for the ensuing year.

This article is a ballot item.

2. Are you in favor of the adoption of Amendment No. 6 as proposed by the Dunbarton Planning Board for the Town of Dunbarton Zoning Ordinance as follows:

To adopt an Open Space Subdivision Ordinance:

Shall the Town of Dunbarton repeal Article 6, Planned Residential Development Ordinance and any reference thereto, and adopt an "Open Space Subdivision Ordinance" under the authority of RSA 674:21 to replace it as a new Article 6. The Open Space Subdivision Ordinance shall function as an overlay district over the LDR and MDR zones and permit, by Conditional Use Permit, clustering of subdivision on lots over 20 acres in those zones.

This article is a ballot item.

3. To raise such sums of money as may be necessary to defray town charges for the ensuing year and make appropriations of the same in the amount as follows:

Executive	90,884
Elections, Registration & Vital Stats	57,618
Financial Administration	94,061
Assessor	35,419
Legal Expenses	8,600
Personnel Administration	241,930
Planning & Zoning	15,350
General Government Buildings	111,625
Cemeteries	12,500
Insurance	34,000
Police	336,235
Fire	81,582
Building Inspection	60,142
Emergency Management	1,000
Highway Department	570,000
Solid Waste Expenses & Disposal	201,313
Welfare	13,410

Parks & Recreation	11,700
Library	<u>91,061</u>
Total	2,068,430

Les Hammond, Chairman, will present and explain the budget article.

4. To see if the town will vote to raise and appropriate the sum of \$36,000 for the purchase of a new police cruiser with equipment and installation of equipment as summarized in the Capital Improvements Plan.

Police Chief Dan Sklut will present and explain this article.

5. To see if the town will vote to raise and appropriate the sum of \$10,000 for deposit into the established Capital Reserve Fund for future revaluation of the town.

Tim Terragni, Chairman, Board of Assessors, will present and explain this article.

6. To see if the town will vote to raise and appropriate the sum of \$25,000 for deposit into the established capital Reserve Fund for the future purchase of a Highway Department vehicle as summarized in the Capital Improvements Plan.

Jeff Crosby, Road Agent, will present and explain this article.

7. To see if the Town will vote to raise and appropriate the sum of \$12,150 for milfoil control at Gorham Pond and to authorize the Selectmen to accept a grant from the State of New Hampshire DES in the amount of \$4,860, known as the Variable Milfoil Control Grant, with the balance of \$7,290 to come from taxes.

Lou DeBerio will present and explain this article. Will require permission to speak as he is not a resident of Dunbarton.

8. To see if the town will vote to raise and appropriate the sum of \$1,000 for Dunbarton 250th Anniversary Celebration, and to authorize the Selectmen to appoint a Committee to expend this money only for this purpose.

Ron Wanner will present and explain this article.

9. To accept the reports of agents, auditors, committees and other officers heretofore chosen and pass any vote relating thereto.

Ted Vallieres will present this article.

Budget Discussion:

The Board of Selectmen discussed the final budget figures as follows:

1. There is \$84,150 in Warrant Articles.
2. There is \$82,656 in surplus (unassigned fund balance) remaining from 2012 budget.
3. The total Town Operating Budget for 2013 is \$2,068,430 as compared to \$1,935,545 in 2012. This is an increase of \$132,885 which will be an increase in the tax rate.
4. The increase from the 2012 budget would be in the vicinity of 6.7%.

5. Anticipated revenues for 2013 are up by \$32,700.

6. The Public Hearing for the Operating Budget will be scheduled for Thursday, February 7, 2013 at 7:00 p.m.

7. The combination of the Operating Budget and the Warrant Articles will be an approximate increase in the tax rate of \$.25. Will amount to an estimated \$68.00 per year for a \$250,000 home.

The Board of Selectmen requested that all the figures be gone over with regard to the Tax Rate increase before making any final amounts for the increase in the Tax Rate.

At this point in the discussion, Ted Vallieres stated he would not support this increase in the Operating Budget. He felt there were places where the Operating Budget could be adjusted down from what is being requested.

Les Hammond stated that the Budget is crafted by the Board of Selectmen and all Selectmen should be in agreement with the final budget as presented. Where would you want to cut this Operating Budget? Tell us now so we can get this done.

Ted Vallieres stated that during the budget process, he had made many suggestions but they were not even considered or discussed. Based on this, he could not and would not support this budget. He offered to go through the budget and make suggestions as to where it could be reduced the next day but could not do it at this late hour in the meeting. Would like the opportunity to present his thoughts to the Board of Selectmen before finalizing the budget. Felt even though the Public Hearing is next Thursday, we still have time to make adjustments.

At this point in the meeting, Les Hammond, Chairman, told Line Comeau, Town Administrator, to prepare the budget the way it presently is written.

OTHER BUSINESS:

Line Comeau, Town Administrator, stated that she had received an e-mail from Mark Wamser, Recreation Committee, requesting that an invoice in the amount of \$477.95 which had been sent on December 27, 2012 be taken from 2012 budget instead of 2013. She requested permission from the Board of Selectmen to make a transfer from 2013 expenditures to 2012. There was \$688 left in the Recreation budget from 2012.

Selectmen agreed to allow the payment of the invoice from 2012 budget.

There being no further discussion, the following motion was made:

MOTION:

Ron Wanner made a motion that the Dunbarton Board of Selectmen adjourn the meeting at 10:15 p.m. Ted Vallieres seconded the motion. The motion passed unanimously.

Respectfully submitted,

Alison R. Vallieres, Recording Secretary

Les Hammond, Chairman

Ron Wanner, Selectman

Ted Vallieres, Selectman