Dunbarton Board of Selectmen
Meeting Minutes
October 17, 2019

A meeting of the Dunbarton Board of Selectmen (BoS) was held on Thursday, October 17th at 7:00 p.m. at the Dunbarton Town Offices.

Board members present:
  Mike Kaminski, Chair
  Dave Nault, Selectman
  Robert “Bob” Martel, Selectman

Town Officials and others present:
  Line Comeau, Town Administrator
  Jennifer King, Recording Secretary
  Brett St. Clair, Conservation Committee Chair
  Ken Swayze, Planning Board Chair

Members of the Public present:
  Bob Leonard
  Fred Mullen
  Jeff Trexler

Leo Martel was present to record the meeting for the benefit of citizens that were unable to attend.

Mike Kaminski called the meeting to order at 7:00 p.m.

A moment of silence was held for former selectman Ted Vallieres, who recently passed away.

OLD BUSINESS

Approve Minutes

Motion: by Bob Martel, seconded by Dave Nault, seconded by Bob Martel to approve the regular meeting minutes of September 19, 2019 as amended.
Discussion: none.
Vote: (3-0).

Motion: by Dave Nault, seconded by Bob Martel to approve the nonpublic meeting minutes of September 19, 2019 as written.
Discussion: none.
Vote: (3-0).
PUBLIC COMMENT

Fred Mullen forwarded a letter he received stating that the town of Bow has approved payment of half of the surveyor fee to determine the proper town bound on Gile Hill Road. He also received an email shortly before the meeting from the Bow Town Administrator stating that they do not have a preference on a surveying company and they are ok with letting Dunbarton decide which company to use. One of the Bow selectmen has a bound they can use if they would like. Mr. Mullen did some checking on the cost of a bound, and it is $245 plus $190 for engraving. He will work on getting the estimates from surveyors.

Dave Nault would like to have the replacement completed this fall if possible.

TOWN BUSINESS

Accept Donations

Motion: by Dave Nault, seconded by Bob Martel to accept a donation per RSA 31:95-b III (a) in the amount of $155.00 from the Gorham Pond residents’ yard sale to deposit into the Invasive Species CRF.

Discussion: none.

Vote: (3-0).

Library Attic Structural Update

Jeff Trexler presented the BoS with pictures and drawings of the current state of the library attic. He confirmed there is a problem due to a misalignment of the roof trusses and supports. Some of the beams are twisted and warped, adding to the problem. The previous engineering firm (Fisher Engineering) ran into the same issues. He said there is no perfect solution, but he came up with some different plans that involve installing structural steel brackets underneath the trusses.

Mike Kaminski thanked Mr. Trexler for his time in doing this work for the town and asked for a turnaround time on the remainder of the drawing.

Mr. Trexler responded that he can have it done in 2 weeks.

Mr. Kaminski asked about the potential danger posed to the public by the state of the current structure. Mr. Trexler answered that the current state of the structure is concerning.

Mr. Trexler stated that he found another problem while conducting the structural inspection. There are nails pulling out from between the joists and what is in the photo is the ceiling of the library below, so they will also need to try and find a way to close that gap. Mr. Trexler added that this is important to address, but not priority.
Mr. Kaminski asked if altering the roof will have an impact on future renovations. Mr. Trexler did not think so, noting that it all depends on what brackets they choose to install and how they are concealed.

Dave Nault asked Mr. Trexler if there is any part of the work he has done that needs to be paid for by the town. Mr. Trexler responded that there is not.

2019 Tax Rate
Line Comeau presented the BoS with the preliminary tax rate for the town. After a total increase of $4.68, the Warrant will be based on a total tax rate of $27.21.

Unanticipated Revenue
The town is receiving money from the state. Because the amount exceeds $10,000, there will be a Public Hearing scheduled for October 24, 2019 to accept the amount and decide how the funds will be utilized. Dave Nault stated that he will not be able to attend the hearing, but his recommendation would be that the money be put in the rainy day surplus fund which would put them closer to 5% that the DRA is suggesting.

➢ The BoS is in consensus with this suggestion.

Guinea Road Recommendation Review
Mike Kaminski wants to expedite this matter, as they have held the public hearing and obtained input from all involved parties.

Ken Swayze does not feel that the roadway remaining unpaved is a good thing.

Brett St. Clair said that they respected the position of the Planning Board and other parties and the public in making their recommendations.

Mike Kaminski feels that removing or repositioning rock walls impacts the historical nature of the road. He understands the road agent’s concerns. There are multiple factors here. He wants to see stone walls kept intact. There is common agreement that the road needs to be brought up to the standard it was at before and to extend the edges to the walls so they don’t collapse over time.

Leo Martel is concerned that the town is losing its scenic roads. The state intended for the towns to keep their rural nature. The town chose specific roads to be scenic roads, but we keep changing them. The more we tear these roads apart, the less we will have. Mike Kaminski agreed, stating
that he’d like to keep them historically accurate the best they can. The wall needs to be left in the same identical location and condition.

**Bob Martel** sees inconsistencies between the standards we adopt and what we actually do. There needs to be consistency. There are some scenic roads where you aren’t going to be able to get to 20-24 feet. They really need to stay within a consistency that adopts the characteristics of the road in question.

**Dave Nault** thanks everyone that has put the time in to go out and visit the site. It shows that the town is interested in working with the land owners. He also would like to see some consistency. He thought they should fall somewhere within an 18 to 20-foot width, total of 24 feet (2-foot shoulders). The right-side wall and tree line need to be maintained.

**Mike Kaminski** is not recommending the road be paved and does not feel that any stone walls need to be moved. Tree cutting should be limited to the extent possible. A road width of 18 feet would not eliminate the divot between the road and the walls. I would like a measurement of 20 feet with 2 foot shoulders.

**Line Comeau** asked what would happen in the event a rock wall needs to be moved and cautioned against creating an absolute.

**Motion**: by Dave Nault, seconded by Mike Kaminski, that:

- the upgraded section of Guinea Road at the Crooker property be a width of 20 feet with 2-foot shoulders on each side.

- The cutting of trees shall be limited to the extent possible. No trees shall be removed that are at least 15 inches in circumference or 5 inches 4 feet above the ground in diameter without written consent to perform the proposed work by the Conservation Commission.

- Any stone walls that need to be moved must be rebuilt, and any that need to be moved must be at the consent of the Conservation Commission. This section of Guinea Road must be constructed to town standards, including construction of a minimum 12-inch base course layer of NH DOT 304.5 coarse crushed stone and a minimum 6-inch wear course layer of NH DOT 304.4 fine crushed stone.
The incised road bed be brought up to grade (up to a maximum of 2.5 feet) by placing and compacting common fill prior to placement and compaction of the required base course gravel to facilitate stormwater drainage away from the road bed.

In the event there is a lot developed along the class VI roadway, there must be at a minimum, improvements from the nearest class V or better highway up to and including the frontage required in the zoning district in which the parcel for development is located. In this circumstance, the section of road that needs to be developed starts at the Galvin driveway [Map E4-02-07], to extend 250-feet past the southeast property boundary of the lot being developed. Placement and size of turnaround to be determined by the road agent. All utilities and easements are to be held to the same standards as above per the scenic road standards.

Road construction inspection and reports by appointed Town Engineer to be paid by the applicant. Funds will be held in escrow until road is completed and accepted by the town acceptance.

**Discussion:** none.

**Vote:** (3-0).

Dave Nault asked that the Conservation Commission come up with a set of guidelines that could be used in the future.

**Motion:** by Dave Nault, seconded by Bob Martel to seal the nonpublic meeting minutes from October 3rd, 2019.

**Discussion:** none.

**Vote:** (3-0)

**Mailbox Items**

Mike Kaminski shared the following items of correspondence received over the past week:

- Leave request from Line Comeau for 11/22-27.
  - BoS approved request.

**PUBLIC COMMENT**

None.

**BOARD MEMBER ISSUES**
Line Comeau referenced a memo addressing problems with the ceiling in the town office. It has now been treated and seal coated.

The Police Department is holding a 1.5-hour presentation on preventing internet crimes against children on Tuesday, December 3rd, 6 p.m. at the school library.

Transfer Station personnel update: one employee has submitted his resignation, but would like to remain as an on-call employee. Another employee who is currently a temp has requested to change his employee status to regular part-time employee.

Selectmen were given information to review regarding insurance plans and rates for the upcoming year. A representative from HealthTrust will be at the meeting on November 7th to review their options and explain any changes.

Their auditor from Melanson Heath will be attending the next meeting to review the audit results.

The Town Clerk’s hours for Thanksgiving week will be as follows: Monday and Tuesday: 7:30 a.m.-3:30 p.m. Wednesday: 7:30-Noon. The Town Office will be open their normal hours Monday through Wednesday.

ADJOURNMENT

Motion: by Dave Nault, seconded by Bob Martel, to adjourn the meeting.

Vote: (3-0).

The BoS adjourned at 9:06 p.m.

Respectfully Submitted,

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Jennifer King, Recording Secretary

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Mike Kaminski, Chair

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Dave Nault, Selectman

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Bob Martel, Selectman