

BOARD OF SELECTMEN

AUGUST 3, 2015

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Selectmen present: Don Hill, Chairman; Leigh Callaway and George McCusker.

Others present: Ryan Peterson, Tim Julian, Tim Cook, Todd Fleury, and Mason Wheeler.

The meeting was called to order at 7:00 p.m.

Don began the meeting by explaining there were two bidders, Mason and Ryan for the propane conversion. The Selectmen worked with a consultant to assist in formalizing specifications for bidders. The specs called for installing a pair of Burnham Alpine Boilers and at the last minute the Selectmen snuck in the wording “or equivalent” which resulted in the two quotes not being the same. The Selectmen felt they needed to have a casual conversation with the bidders to figure out the best way forward for the town. They asked for Tim Cook and Todd Fleury’s expertise in helping to sort out the details.

The merits of a dual boiler lead/lag configuration versus a single boiler were reviewed. Industry standards were discussed. Details of zone valves, circulators, and controls were clarified. The Burnham Alpine Boiler as well as any of the brands quoted are reliable and parts are accessible.

Don stated the town has had a loose understanding that Mason is the “go to” person for problems with plumbing and heating issues, and if Mason is not able to be unavailable then Ryan has been called. Don asked if Ryan would be comfortable being a backup. Ryan agreed.

Ryan noted his quote included a Honeywell control and explained details on how the control works, which minimizes boiler run time, stops and starts and could increase energy efficiency.

Leigh moved to go with the lowest bid (Mason - Springfield Plumbing and Heating) being the most cost effective to the town. Don stated it is hard to quantify the efficiency on the control system and asked if it could be added on at a later time. Ryan stated it could. Don reported there is a lot of heat loss from the chimney with the oil system, causing a lot of icing issues on the roof and hopefully some of this will be eliminated. George seconded Leigh’s motion. The motion passed unanimously.

Mason asked if there was a plan for the chimney removal. Don noted the Selectmen decided to keep that out of the bid process, hoping that could be coordinated with the service installation, or the chimney capped and removed at a later time. Mason noted concerns with dust and debris onto the new system, from the chimney removal.

Leigh extended thanks to Todd and Tim for helping the Selectmen sort through the details. Todd extended appreciation to Mason and Ryan, stating it is good to have their expertise available to the Town.

Leigh noted he has researched possible options for handling hot water needs at the individual faucets and the Selectmen will be looking at this further.

Don reported he will have a letter to send to RSM about the beach issues at the August 10th meeting.

Wonderwell: Chris Hall, Wonderwell Facilities Manager, and Michael Bruss, Project Manager were in attendance. Don reported he spoke to Chris Hall on the phone after Wonderwell received the letter the Selectmen sent. Chris' response was their intention to improve communications. He agreed they "dropped the ball" on communications for June and July. Their plan was to get a detailed report to the Town by the end of the week.

Don stated it seems perhaps that the changes in personnel have contributed to communication problems. He, as a Selectman, is also a member of the Planning Board and is a liaison to the Fire Department; so he hears first hand of concerns. The Planning Board was extremely clear on the site plan that communication was key and gave very specific deadlines. However, communications for two months were e-mailed late in the day of Planning Board meetings and not received in time for the meeting. The June notice only introduced the new project manager, and there was never a July notice. He stated it is frustrating in that 3 years ago before the property was purchased the NDF made clear what their plans were for the property and were told at that time they would need a Site Plan Review and comply with local and state public safety regulations. The Planning Board has been willing to offer them time to meet compliance deadlines.

Chris Hall reported all points to date have been complied with. They have met with the fire chief on several occasions. Don stated it is important to note that the fire chief is a volunteer and has been willing to give his time to this, but enforcement of the site plan rests with the Selectmen. Wonderwell must meet compliance with the timeline and public safety issues. If the State Fire Marshall's were to be called in it's possible they could be shut down, and no one is looking for that to happen. Chris NDF's commitment is to fully comply and most of the issues have been dealt with. Egress issues have been addressed and NDF is trying to move forward now that they have an understanding of what is required. Michael Bruss stated life safety is not negotiable. He has worked with the State Fire Marshall many times in the past and was able to get an adopted phased in approach to fire safety approved by the Fire Marshall on other projects.

Don suggested Wonderwell take a couple more days to put their report together to be sure they have covered in full detail what is required.

It was suggested perhaps a walk-thru at Wonderwell with the Selectmen, the Fire Chief, and members of the Planning Board on Monday, August 10 before the Selectmen's meeting would

be a good idea. Chris will check their calendar and confirm if Monday is available. Don will check with Pete Lacaillade.

Chris stated he is happy to come to the Planning Board meetings once a month and will make sure to get on the Planning Board agenda. The report will be sent in advance so it can be reviewed prior to the meeting. Chris stated he is now the contact person as facilities manager. Leigh stated it would be a good idea to have, in writing, who is in what role for communication purposes. Chris and Mike were thanked for their input.

At 7:45 p.m. motion by Leigh to go into non-public session per RSA 91-A: 3 c.; second by Don and unanimously approved.

At 7:55 p.m. Selectmen voted to seal the non-public minutes, entered back into public session.

Meeting adjourned at 7:55 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant