

BOARD OF SELECTMEN

AUGUST 26, 2013

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: Bryan O'Day, Bill Huntoon, Susan Abair, Pete Abair, Jen Roberts, Mike Lawlor, Ed Belfield, Tim Julian and Mike Beaulieu. Justin Hastings arrived a short time later.

Chairman called the meeting to order at 7:05 p.m.

Public Comments: Jen Roberts stated she was present to discuss the gift of the rowboat. Don asked her to wait until Mr. McCusker arrived.

There were no other public comments.

George arrived a few minutes later.

Don announced that Russell LeBrecht, passed away this morning. Russell served the town in many capacities over the years, and will be missed. Selectmen will send note of condolence to Janet.

Unfinished business: Acceptance of john boat tabled from August 14th.

Jen Roberts stated following the August 14 meeting she spoke with both Leigh Callaway and George McCusker to voice concern the boat was not accepted. Jen stated tonight she is speaking on her own behalf and not representing Springfield Rescue. Mr. McCusker had stated that he couldn't see any situation where the boat might be needed. Jen gave examples of three rescue situations she was involved with on the lake where a boat would have been useful. In a rescue situation having a boat docked and all ready in the water is an advantage to waiting over an hour for Marine Patrol to respond. The primary use of this boat is intended for rescue. As a member of the community and as someone who has been involved in water rescue, she extended thanks to Sgt. Mike Beaulieu for recognizing a need and taking the initiative in getting this donation for the town.

Don responded that he was not at the last meeting but he has read the minutes. He was not aware there was concern and it was awkward to find out there was a need and that need had been filled without the Selectmen knowing about it first. The aspect of soliciting donations without the selectmen first being made aware is a procedural problem. However, he appreciates the initiative.

Leigh stated that he had a resident come to him, who had worked with people with sports handicaps that raised a question whether a boat like this on the beach would raise expectations of the people and subject the town to more liability. Leigh questioned if the town would be more liable

if we had this boat? Tim Julian stated that he spoke to the Local Government Center and they feel exposure is nil. This is not a power boat, and will be secured, with access only to people who have received training. LGC requires minimum of one hour of training annually. This is one of the reasons with going with a non-powered craft.

Leigh stated he still hasn't changed his thoughts on this but before the boat is put in service he would like the policies and procedures for its use to be presented so the selectmen and the town know what to expect.

Don stated he would like Tim and Pete Lacaillade to work out the procedures. Tim stated the boat would be located near the beach and anyone in a rescue capacity with appropriate training would have access to the combination and be able to put the boat in action. Don stated he would like to see documentation of who gets to use the boat and what the communication procedure is going to be.

Don questioned if the boat is at the beach and is clearly marked rescue, why wouldn't the boat be left unlocked to be available for a "Good Samaritan" to use in a rescue situation. The town would prosecute anyone who vandalized the boat. Tim stated the boat needs to be locked and cited the situation with theft of kayaks at the lake last summer. Having the boat used by someone without proper rescue training exposes the town to increased liability.

Mike stated if someone is at the beach and there is a problem, the hope is they would call 911 and wait. Someone not trained in water rescue puts themselves at risk. Having the boat at the lake means that the fire department or police department can respond immediately to the lake and not have to wait for the fire department to get their rowboat loaded and on a truck and then down to the beach.

Leigh moved to allow the police and fire department to accept the boat, but not put it in service until the procedures are written and approved by the Board of Selectmen. Don seconded the motion. Don and Leigh voted in favor of accepting the boat. George voted opposed.

Results of Jeff Evans wetlands report:

Leigh shared notes and maps depicting wetlands from the August 22 meeting with Jeff Evans. Mr. Evans has shown three areas free of wetlands. The area closest to Nichols Hill, about 6/10 of an acre, offers the most area available. Jeff suggested, and the group agreed, to approach DES for a wetlands crossing with a large culvert across the swale (point x on the map), and an above the bank bridge (point Y on the map). This area would require the least amount of road building and Mr. Evans felt the DES would look favorably on moving the salt storage from its current location. Leigh is recommending the Selectmen follow through with Phase II of the proposal to allow Jeff to prepare application for DES permits and to schedule a pre-permit meeting with DES. DES approval is good for 4 years. Leigh stated that this does not mean that a decision has been made about relocating the sand shed. This is a continuation of finding out what can be done. Mike Lawlor questioned if 6/10 of an acre was big enough for what we want. Leigh stated that is the reason for Phase II. Leigh stated he questioned wetland setbacks with Jeff

Evans, and there are none. Leigh questioned if the town would need to go to their own ZBA for relief of their regulations.

Bryan O'Day asked if anyone had ever discussed mitigating the wetlands impact that all ready exists at the current location and filling in or expanding the area around the existing sand shed. If the wetland is all ready "contaminated" is it really viable wetlands anymore.

Leigh stated that at this point, this is about going to DES and getting the licenses to get permits. It is not about what the sand shed looks like, if it is going to be moved, or what it is going to cost to build a road. There is no commitment being made to do anything with the site. Phase II will give answers to whether it makes sense to proceed or not.

Don questioned if anyone had had a conversation with Jeff Evans about whether it makes sense for mitigation at the existing site. Would mitigation be better or worse at the current site.

Bill Huntoon noted concern with the septic line that runs through the road area. Pete said he did tell Jeff about the line..

Leigh stated Jeff had indicated that he thought DES would look favorably with getting the sand shed out of where it is, and the other location is a better solution than what we have right now. Leigh stated he can get together with Peter to take some measurements up in that area to see what kind of space is available, but stressed again that this is not about relocating but about getting more information.

Leigh agreed to contact Jeff Evans and ask him to proceed with Phase II, but will ask him the question about the possibility of mitigation in the area of the existing sand shed, and how best to proceed. Leigh will also make sure Jeff is aware that the septic line runs through there. Leigh offered to surrender his direct participation with this project to anyone who has interest. No one showed interest, and he was given approval to proceed.

Bids for highway/safety building consulting:

Leigh reported he submitted 5 RFP's for the energy audit; two bids were received. The deadline for response was today. A full energy audit might be more than is necessary, but a full measurement could provide an idea of what the return on investment might be to recoup costs for each corrective measure that is taken.

The Board reviewed the bids: Integrated Building Energy Associates (IBEA) base bid is \$3230 with an add-on (\$1600). Twin State Engineering bid is \$6800.00. IBEA is affiliated with Bruss Construction. Jeff Milne is familiar with their work through his association with Proctor. Leigh noted that the selectmen presented the budget committee with a proposal for a Sarnafil roof last year. The budget committee recommended backing off from the roof and taking a look at the whole building. The Selectmen increased the engineering line by \$5,000 for that purpose.

Don stated there have been good ideas about what to do over the past several years, but it always comes back to ideas without facts. The Selectmen increased the budget to do a study and address what the selectmen and budget committee are looking at.

Bill Huntoon stated he agreed with hiring someone to do the study, and hopefully there will be useful information of what should be done. Pete agreed with Bill. Bryan noted that every time another study is added, it increases costs and before long we could have just replaced the roof. Mike Lawlor commented that we have to start somewhere so we might as well start with this now.

Leigh Callaway moved to select and approve IBEA to perform the energy study, for a base proposal of \$3230 that will be finished by October 30th with a report to show the budget committee, CIP and Planning Board. Motion was seconded by George and unanimously approved. Don signed the IBEA contract.

IBEA add-on bid was for an additional \$1600 for structural analysis, but the Selectmen felt that Ross Stevens had all ready addressed that.

Minutes of August 14, 2013 – Leigh noted some minor typos on page 1. He voted to approve as written, with typo's he noted. Motion seconded by George. Leigh and George approved. Don abstained as he was not at the August 14th meeting.

Department Updates:

Paving bids: Pete reported he has bids from Pike and Blaktop for paving and reclamation work. He thought Blaktop had the best price until he figured they did not include the grinding on Town Farm Road. Pike has the best prices for road paving, but the town office parking lot is higher than Blaktop. Total price is \$89,000 and is higher than what he estimated in his budget.

Leigh reported he and Pete went over Pete's budget and came up with some areas Pete doesn't anticipate spending. \$82,735 appears to be available in the highway budget for the roads and some of the parking lot. The parking lot could be put off, or \$7,000 could come from buildings line. Leigh noted there is \$15,000 remaining in the buildings line with about \$3,000 worth of work outstanding for the office and town hall.

Don questioned what the downside was in not doing the parking lot this year. Pete stated that it really isn't going to get worse, but he will most likely be looking for more shim and seal on the roads next year, and prices continue to go up. Discussion followed and it was recommended that Pete contact contractors that deal with parking lots to see what we get for a price. Pete stated he included the parking lot with the road to see about getting a good price, but road pavers don't usually deal with parking lots.

Motion made by George McCusker to approve the Pike Paving contract for the roads for the amount of \$75,142.50. Motion seconded by Leigh and unanimously approved.

Motion made by George to send out to bid the job of paving the parking lot, with bids to be in before the Selectmen's next meeting on September 9th. Motion seconded by Don and unanimously approved.

Tree removal:

Leigh Callaway reported Pete is concerned with two large maple trees that are mostly dead and dangerous on George Hill Road, on property owned by Richard Heath. Leigh has looked at the trees with Pete. Requirements for removal of trees of this nature have been reviewed and the Selectmen can declare the trees a public nuisance, but must provide the landowner with a 30 day notice first. Pete has a quote from Fox Tree for removal. The board discussed the best procedure. State law requires notice in writing. It was agreed that a notice will be sent to the landowner seeking permission to proceed with the tree removal at the town's expense. George stated handling this matter in this way is due to the fact that these trees could be considered a landmark on this property by the landowner, are of significant size and historic in nature. This does not set a precedent to the way the town handles or will handle the removal of trees within the right of way. This is a special case due to the size and history. Leigh noted these trees are a matter of public safety.

Motion by Leigh to identify these tree's as a public nuisance. Motion seconded by Don and unanimously approved.

Peter stated there are also a couple of other trees to be removed on Bowman Road, next to the road, the wing on the plow hits them and they have been marked for removal in the past but for some reason were never taken down. Fox Tree is hoping to do the work as soon as it is approved. The Board agreed that they should wait to hear from the landowner on George Hill Road.

Motion made by Don to approve removal of the trees on George Hill Road, pending permission from the Heath's. Motion seconded by George and unanimously approved.

Correspondence:

Notice from Irving about changes to their annual service contract. They have not been to clean the fire/highway furnaces yet. They are scheduled for September 18th. A decision has not been made as to replacing the burner's, waiting for Irving's evaluation. George stated that he would like to see more information to compare what their annual contract currently provides. He would also like to know what the service contract prices are going to be. The Board discussed options for service contracts with other vendors and will be looking at that more closely.

Bill Huntoon stated that other towns are contracting to lock in oil prices and wondered if that could be looked at again. Selectmen noted that some of the problem last year was what Irving was requiring for an end of year "buyout" if the town did not use up to a certain percentage of the amount of fuel at the "locked in" price. Don asked for a show of hands of those present in the audience who were in favor of locking in a fuel rate. Majority voted in favor. Don will do some research and call several fuel companies to get pricing information.

Leigh noted he is disappointed to report that the application for a grant from the Moose Plate program for assistance with costs associated with painting the town hall next year was disapproved. The points noted included “No mention of how loose paint will be removed and the type of paint; concerns from the panel about power washing effects on historic buildings; and will the town commit to paying the rest of the costs.” Leigh noted the town has a history of paying for renovations of the town hall building. It would appear that the consideration of the award committee was based more on need than on merit.

Notification received from the Local Government Center regarding the requirement imposed by the Patient Protection and Affordable Care Act for employers to send notice to all current employees about the availability of insurance coverage through the marketplace. This requirement is similar to one last year. Two sample letters were attached. One from the Department of Labor and one from the LGC. The Board agreed to use the template from the LGC. Notices will be sent by mail to anyone determined by this act to receive one.

Signatures:

Permission for use of town hall.

Building permit – Mitchell Leonard – in Eastman for a roof over his front entry.

Land Use Change Tax Warrant for Petrescu-Bobuc on Sanborn Hill Extension
Cemetery Deed signed.

The meeting adjourned at 8:30 p.m.

Submitted by,

Janet Roberts