

Selectmen's Meeting Minutes July 24, 2017

7:00 pm Meeting called to order by Acting Board Chair, John Esposito. Also in attendance was Selectman Kim Roberge; Chairman Quinlan was on vacation.

James Goodhue, VP Commercial Loans, Primary Bank (Financier of the Old Mill Estates Sub-division) came before the Board to make sure that the Road Bonding Letter of Credit was going to be accepted by the Selectmen.

He first commented on not receiving any return calls from the Planning Board Chairman, and then told the Board that he had purchased a lot in the sub-division, and was trying desperately to get final approval of everything so he could break ground on his new home.

He said that the Planning Board wants 4 things before final approval is given:

1. Road Bond in place; he brought that in this morning.
2. Inspection reports from Meridian; he also brought that in this morning.
3. Letter from DES reporting that they have accepted the changes made by Kevin Anderson; he said that the DES will not be producing any letter.
4. Homeowner Covenants showing that the homeowners are responsible for the maintenance of the drainage systems; The owners of Old Mill Estates have consulted with their attorney and are going to add the proper verbiage to the Homeowner Covenants AND to each property's easement. That way it gets recorded at the registry. **Roberge** agreed that there were 4 items outstanding, but #3 above should be the Revised Site Plan with the changes made at the meeting with Matt Arel and Kevin Anderson.

Esposito asked if the Letter of Credit is for the proper amount and was told that it is.

Roberge motioned to accept the Letter of Credit offered to satisfy the Bonding of Riley Road and Crosby Drive in the amount of Five Hundred Thirty-Seven Thousand, Seven Hundred Forty-Nine Dollars and Twenty-Three Cents (\$537,749.23) contingent on the Planning Board's contingencies being satisfied.

All in favor. As progressive phases covered by the Road Bond are completed, the owner can request confirmation to affect a reduction in Bond to cover remaining phases plus contingency.

7:15 pm Board reviews the minutes of 7/10, and table acceptance until they can get the minute taker to review the tape of the portion of the meeting dealing with the boundaries of the McCollom Building.

Roberge also commented that the minutes of the Future Use Committee reflect that most of their time is being spent on funding the project and forming a Heritage Commission. Neither of those things are their primary task, and the actual Building Study seems to have stalled pending a site survey of the McCollom lot.

Brown didn't understand why the \$4000+ site survey was holding them up since she was told that CP Williams needed back boundaries only, and she had sent that information to them in the form of adjacent surveys and deeds.

7:30 pm Jay Wilson, representing the Conservation Commission came before the Board to explain that since the Board asked them to start on the Carleton Pond project this year, he had gone over the plan and budget to see what could reasonably be put off till next year. He says that he can get most of the pond work done this year with the money earmarked for that purpose. The "pretty stuff" ie: landscaping will have to wait until next year. That being said, there is absolutely no contingency funds. He would feel more comfortable if the Board could come up with \$5,000 just in case something unforeseen comes up. He has already asked the DPW Director Ypya if they could haul some of the material being dug out of the pond. Any amount that they can take care of will save us from having to pay hauling charges. The DPW agreed to do what they can to help.

Esposito asked when they would start.

Wilson said that they would start draining the pond in August and that Steve Trombley will begin the dredging in September.

Wilson said that there is one thing that the plan did not address, and that is replacing the culvert across Grand Hill Road.

Brown wondered why, as this culvert was just replaced last year.

Bill Davidson, the Civil Engineer that designed the project explained that the plan calls for an 18" culvert rather than the 15" culvert that is there. Also, it will need to be dropped 2' and flattened to enable draining of the pond in the case of needed maintenance to the pond or the new dry hydrant.

Esposito asked what would happen if it wasn't replaced.

Davidson explained that the outlet structure is designed with a great deal of flexibility in the form of stop logs. If the culvert is not dropped, the pond will be 2' higher when drained.

Esposito asked how much it would cost to replace.

Wilson said that there is \$500 in labor in the budget for the labor, but the pipe itself would be another \$500-ish and is not accounted for in the budget.

Esposito asked if there will be any impact on downstream areas during the pumping.

Wilson said that the water will continue down Caesars Brook, which goes down behind his own property, and he does not feel that any homes will be adversely affected.

Esposito again asked when the work would begin.

Wilson said that as soon as the Board accepts Trombley's bid, they could get the work scheduled for September.

Roberge motioned, seconded by Esposito to accept Steve Trombley's bid of \$82,500 for the site work at Carleton Pond and surrounding Park. All in favor.

Wilson said that the dry hydrant would be \$6,500, the outlets would cost approx. \$2,000, and there will be a cost to run temporary electric service to the site to run the pumps, and to cut the trees surrounding the pond. Top water will be pumped by our fire apparatus, but the bottom water must be done by electric pump.

Wilson said that the Planning Board was concerned with installing 2 safety benches in and around the **pond**.

Davidson explained that his plan already calls for the external bench (15' flat surface surround), and the rest of the plan conforms to all NH safety regulations. The regulations the Planning Board provided showing an aquatic bench inside the pond is from New York State for storm water retention ponds.

Esposito asked how deep it will be at the retaining wall, and was told 3 ½'.

Wilson asked the Board to appoint Michelle Riesselman as an alternate to the Conservation Commission.

Roberge motioned, seconded by Esposito to appoint Michelle Riesselman as an alternate to the Conservation Commission. All in favor

Esposito asked Brown to request the slides that Bill McKinney presented to the Board on July 10, 2017.

8:45 pm As there was no further business before the Board, Roberge motioned, seconded by Esposito to adjourn. All in favor.

Respectfully Submitted,
Laurie M. Brown