



TOWN OF NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON BOARD OF SELECTMEN
MEETING MINUTES
Thursday, June 9, 2022
Kearsarge Professional Development Center
165 Main Street
6:00 PM**

PRESENT:

Nancy Rollins, Chairman
Janet Kidder, Selectman
Bill Helm, Selectman
Kim Hallquist, Town Administrator
Lynn Lewis, Finance Officer

ALSO PRESENT:

Chief Emily Cobb and Lt. David Keith, New London Police Department
Will Kidder, Town Clerk-Tax Collector
Janet Haines, New London Resident
Sherry Williams, Tracy Library Trustee
Paul Vance, PD Subcommittee member
Bob Bowers, PD Subcommittee member
Nancy Marashio, PD Subcommittee member
Colin Beasley, New London Resident
Lou Botta, New London Resident
Liz Meller, New London Resident
Tina Helm, New London Resident
Rob & Maureen Prohl, New London Residents
Ken Jacques, John McKenna, James Criscenti, New London – Springfield Water Precinct
Minette McQueeney, *Intertown Record*
Adam Ricker, Planning & Zoning Administrator
Renate Kannler, New London Resident
John Ellis, New London Resident
Joe Cardillo, PD Subcommittee member
Peter Hoglund, PD Subcommittee member
Rip Cross, New London Resident
Lyndsay Harkins, New London Resident
Judy Shoen, President, New London Rotary Club
Russ Moore, New London Resident
Jerry Coogan, New London Rotary Club

Selectman Rollins called the meeting to order at 6:00 PM.

BFC Police Station Site Review Subcommittee: Final Report

Police Chief Cobb attended the meeting to present the Police Department Subcommittee final report. Chief Cobb stated the Board of Selectmen have received a copy of the report from the subcommittee dated March 22, 2022.

The site review committee was formed by the Building and Facilities Committee (BFC) in November of 2021. They established an initial process of trying to identify sites in town that might be suitable for a Police Department. They met bi-weekly and identified a list of preferred characteristics to help in their search. A list was prepared of all town properties, all properties known to be for sale that might meet needs and a number of properties that didn't fit into either of those categories which initially gave them a total of 32 parcels. They concluded fairly quickly that 23 of them did not sufficiently meet the needs for a new site which left them with 9 parcels. They continued to narrow this down based on their criteria and some of the main reasons for removing them from the list included not being in or close to the main

corridor (Main Street/Newport Road) being in, or too close to, an established residential area, or owners stated the parcel would not be for sale to the town. The list was then narrowed down to 7 properties.

A means to evaluate each property was developed to compare it to the preferred list of characteristics. This helped to give insight to each site's qualification and established pros and cons for each site. This resulted in removing more properties and left three sites for consideration (Bewley & Broom are primary sites for consideration and the Criscenti is secondary):

1. The Bewley site (across from Hannaford)
2. The Broom site (in between Sugar River Bank and Bar Harbor bank)
3. The Criscenti site (off County Road, behind the shopping plaza)

Chief Cobb recommended that the Selectmen consider the Bewley property. The other two sites have some concerns with regards to size and pricing, but the Bewley site checks off a lot of boxes. Chief Cobb noted the subcommittee did not get any numbers in terms of cost for renovation, etc. Their focus was solely on identifying a site. Chief Cobb did note that all the sites mentioned above could accommodate the communications tower.

Joe Cardillo stated after the BFC was dissolved, he received information that Continuum representative Mike Black is putting the Bewley land back on the market. Studies have already been done for wetlands and topography. He will leave time open to speak with the Selectmen to see if there is interest in pursuing this site.

Lieutenant David Keith thanked everyone for participating on the subcommittee. He learned a lot going through this process and as a resident he agrees with Chief Cobb on her recommendation to consider the Bewley property. It is a lot of land (7 acres) but future uses for that could be for dry storage for emergency management or other storage opportunities. Storage in town has been an issue.

Renate Kannler asked if the subcommittee was aware that the Bewley property had an appraisal done and if they have read the report. Many members of the subcommittee were not aware of any assessment done on the property. Joe Cardillo stated it is an appraisal that was done for the town of New London by Capital Appraisals but at that time the town chose not to pursue the property; subcommittee members did have access to the report as he brought the issue up at a meeting. The report talks about wetlands, and they are fully aware there are wetlands issues there. Ms. Kannler stated it is the opinion of the report is that even if the state gives permission to remediate wetlands, it would be at a considerable cost to do all the right things. She feels it's worth looking in to before people vote on it and it doesn't turn out to be the right property.

Selectman Helm addressed Mr. Cardillo and the comment made that the town chose not to pursue this property in 2018. At that time, the Board of Selectmen were the same group that are here today. On November 27th and again on December 5, 2017, the Selectmen met in non-public session and at that time they were presented with 7 pieces of property that the town might be interested in. It was the sense of the Selectmen at that time that it would be useful if they had the funds available to buy property. At the town meeting in March of 2018, they requested from the town \$350,000 to fund the purchase for one of several different sites, one of which was the Bewley property. At town meeting, the town voted not to support the bond to acquire any of the properties they were considering. The town didn't want to give the Selectmen the flexibility of having the money and making decisions without a town meeting vote on the specific property and specific use for it. It seems it was put aside for a while and the process started up again in November 2021.

Chief Cobb stated they did recognize there were some wetlands issues on the Bewley property that they will need to contend with and that this might affect the placement of the building or driveway.

John Ellis commented that cost and expense need to be considered even if a down payment is put on the property. We should know what the cost is to build on that property before we proceed.

Selectman Helm stated the committee did an excellent job of scoping out possibilities. The number of properties along Main Street and Newport Road are very limited and they did a good job with what they had to work with. Chair Rollins thanked the subcommittee for all the work they did on this and for the report.

Ken Jacques, New London – Springfield Water Precinct: ARPA Funding request

Ken Jacques met with the Board to discuss the planned water main replacement and request for some of the town's ARPA funds for the project. Mr. Jacques explained they are always applying for grants but most of the time do not get them.

Mr. Jacques was made aware of the ARPA funds and that 36% of the funds were slated for water infrastructure. He would be appreciative to receive these funds. The design of the water main replacement project on Main Street cost was \$87,800 and although this money was raised through taxes, they could use the ARPA money to offset that. They also put a warrant article in for water supply evaluation. They are starting to look at where they can get more water for the precinct. They put \$30,000 towards that and are getting the scope from the engineer now and will start on that later this year. \$50,000 was raised for asset management continuation and the state applied \$50,000 to it. This is basically GIS mapping that gets everything off paper and on to the computer. The Main Street replacement project is estimated to cost 3.7 million. Another project is the Morgan Pond Dam which the precinct has owned since the 1920's. It has eight valves and they regulate water in and out of the pond and it is feeding Little Lake Sunapee. The state has decided to upgrade this to a higher risk and the cost to fix it would be approximately \$60,000. A preliminary estimate for the 2024 service inventory is \$30,000 and this is related to lead in the system. Mr. Jacques expressed confidence that the precinct will pass all the copper and lead rules but they have to prove there is no lead in the system. These are all the projects that are in front of them at this time that they could benefit from the ARPA funds.

Mr. Jacques stated that Springfield used their ARPA funds to bring internet to the town as there were places in town where there was no internet.

Mr. Jacques explained that everyone in the precinct gets an assessment on their tax bill. Since around 1992 it's been about \$1.00 per 1,000 to defray the debt of capital projects. There are also monies raised through water user rates. The water meter generates a number and twice a year a bill is sent.

Russ Moore commented that the Main Street replacement project is going to involve creating a major disruption of the road for a period of time. This is a good opportunity for the Board of Selectmen to look at Main Street more globally in terms of traffic congestion, parking, pedestrian, and biking access. A corridor study is going to be done but this is a major infrastructure project so it's important to look at how we can create a main street that is aesthetically pleasing and safe for motorists, cyclists, and pedestrians. It would be a wise use of funds to do a high-level preliminary assessment of what other kinds of things the town could do to address these concerns.

Jerry Coogan, Rotary Club request for funds for Food Truck Festival/Family Fun Day event

Jerry Coogan met with the Board to request funds to support the Food Truck Festival - Family Fun Day that the Rotary Club is putting on Sunday July 3rd 12:00 PM – 4:00 PM. He explained that the event will include food trucks, music, skit from the Barn Playhouse and games and will attract citizens of all ages.

The Lake Sunapee Region Chamber of Commerce and New London Recreation Department are participating as well. The funds requested will help to defray the costs of the tent, printing & advertising, the music, chemical toilets, rentals of tables and chairs. He noted that he met with the Recreation Commission, and they are in favor of using the activity funds for this event; the funds will come from the activity fund that was created when the town went from a fulltime recreation director to a parttime director.

Selectman Kidder, noting that she is a member of the Rotary, felt that use of the Recreation Department funds for this event is appropriate but would recuse herself if appropriate. Selectman Helm noted that Selectman Kidder does not benefit personally from the funds in question so her voting on it would be appropriate.

IT WAS MOVED (Bill Helm) AND SECONDED (Nancy Rollins) to approve the request for funds to the Rotary Club in the amount of \$6,305 for the food truck event. THE MOTION WAS APPROVED UNANIMOUSLY.

PUBLIC COMMENT

- Liz Meller addressed the Board to request that they issue a proclamation declaring the month of July 2022 as Plastic Pollution Reduction Month. She noted that it is a great opportunity to look at plastics and ways to reduce the use and disposal of them. Chair Rollins asked if in addition to the proclamation and the posting of it on the website and *Municipal Matters* would there be other events. Ms. Meller noted that flyers would be printed giving information on ways to reduce plastics. Chair Rollins noted that this issue will also be discussed during the discussion the Board will have over solid waste management.

IT WAS MOVED (Bill Helm) AND SECONDED (Nancy Rollins) to adopt a proclamation declaring July 2022 as Plastic Pollution Reduction Month in New London. THE MOTION WAS APPROVED UNANIMOUSLY.

- Selectman Kidder recognized the New London Police Department for being present at the New London Elementary School the day after the tragedy in Uvalde, Texas school shooting as a way to offer support to the students as they entered the building. Chief Cobb thanked and noted that Officer Welch was the officer present.

Whipple Hall Project Planning

Selectman Helm led the discussion, along with Phil Sherman, Rip Cross and Colin Beasley. Selectmen Helm stated that as they discussed at the last few meetings that they are working to get the Whipple Hall project moving forward. They have approved the hiring of Frank Anzalone to be the architect and consultant. Phil Sherman and the subcommittee have presented a document containing suggestions of things to work on. A few of the questions that should be answered tonight are is this a project that is going to be good for decades ahead or are we just trying to meet the current functional needs. Another question is whether the project should be done all at once or should it be divided into several smaller projects to be done over time. Selectman Helm felt the intent of the \$600,000 bond was to do it once and for all. All the elements as outlined should be pursued with the exception of the balcony and possibly the air conditioning/heating. Chair Rollins agreed and stated when they began the scope relative to setting up Whipple Hall it was certainly to complete those tasks that were identified for the town warrant that was passed this past March. Some of this will depend on supply chain issues. This should be set up to happen over the next few years, so it is functional to be used as the town hall.

Selectman Kidder agrees and does not feel we should include the balcony. We don't need the balcony and it is not safe place for the public. She also doesn't think air conditioning is necessary and it would be expensive noting that it doesn't get that hot in the summertime. Selectman Helm stated that would be a major area of direction to give the committee in terms of cost and impact on other infrastructure issues. If we aren't interested in doing that, we shouldn't spend the money to see what it would cost to do it. Phil Sherman stated the decision to have air conditioning is not what should be decided tonight. The decision should be whether or not to have Frank Anzalone look into it. Chair Rollins thinks it's worth looking into.

In summary, the Selectmen are asking the subcommittee to move forward with Frank Anzalone and looking at the feasibility of air conditioning. The balcony is not seen as practical at this point in time. All other projects should be completed that were identified in the warrant. Selectman Kidder noted that she feels very strongly that there is \$600,000 to be spent and that's it. We should take care of the things we can and not go over that amount.

ARPA Funds: potential projects \$451,003

Town Administrator Kim Hallquist recommended that the Board conceptually decide how it will divvy up the funds. She recommended that the Board devoted 50% to water and sewer projects (25% water and 25% sewer) and 50% supporting public health response. \$112,750 to water Funds must be committed by December 31, 2024, and funds spent by December 31, 2026. Chair Rollins suggested that the improvements of Whipple to make it useable for town board and committee meetings and for other events, would be worth considering for use of the funds.

Maureen Prohl asked if there was consideration of partnering with the VNA or hospital to deliver services. Ms. Hallquist noted that partnerships with health organizations or even the state could be considered. Lyndsay Harkins asked when the funds are accessible; they may be used now. She noted that the communications systems at the Police Department are in need of updating and that would be deserving of funds as would fixing the water pipes in the computer server room. Nancy Marashio asked for the seven areas where funds could be used; they are: supporting the public health response, addressing the negative economic impacts caused by the public health emergency, serving the hardest hit communities and families, replacing lost public sector revenue, providing premium pay for essential workers, investing in water and sewer infrastructure, and investing in broadband infrastructure. Phil Sherman noted that one need might be the software and establishment of a program to keep track of the town's buildings.

IT WAS MOVED (Bill Helm) AND SECONDED (Nancy Rollins) to commit 50% of the funds to water and sewer projects, 25% for each. THE MOTION WAS APPROVED UNANIMOUSLY.

The Board will inform the New London-Springfield Water Precinct that they will receive \$112, 750, 50% of the town's ARPA funds, for the purpose of the water main replacement project. Projects for the remain funds will be discussed at a future date. Those with ideas for worthy projects should contact the Town Administrator.

Appointment of alternate member to the Library Trustees

Sherry Williams, Vice Chair, met with the Board to request that the Selectmen appoint an alternate member to the Tracy Library Board of Trustees for a term of one year as allowed by RSA 303-A:10. The

Library Trustees recommend that Joanne Palmisano, who was a candidate for the Board in 2022, be appointed as an alternate.

IT WAS MOVED (Nancy Rollins) AND SECONDED (Bill Helm) to appoint Joanne Palmisano as an alternate member of the Tracy Library Board of Trustees. THE MOTION WAS APPROVED UNANIMOUSLY.

Appointments to boards/committees/commission

The Board reviewed a list of expiring board, commission and committee members that lists the people who have requested appointments and reappointments to the town's boards. Ms. Hallquist noted that there is one change to note: Doug Lyon, Chair of the Zoning Board of Adjustment, originally recommended that Barry Wright be appointed to that Board, however, he then realized that he has enough alternates now so appointment of another is not needed at this time. Ms. Hallquist noted that Mr. Wright offered his services on Planning or Zoning, or wherever he was needed; she suggested that the Board consider him for future appointment to a panel and or to the Citizens Committee.

Selectman Helm asked about the Firewards. Ms. Hallquist noted that Bill Degnan submitted an interest for some time ago and she was not sure if he remained interested in appointment, however, the two members with expiring terms would like reappointment.

The Board discussed the Housing Commission application of Linda Hagan noting that Ms. Hagan should be invited to attend a Housing Commission meeting to meet with the members to discuss her interest in appointment prior to the Board deciding on the appointment.

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to appoint and reappoint as listed with the exception of the Zoning Board alternate position which will not be appointed. THE MOTION WAS APPROVED UNANIMOUSLY.

Donation of \$5,000 for improvements at Elkins Cemetery

The Board reviewed a letter from Laura Shook who would like to donate \$5,000 to make improvements to the Elkins Cemetery to honor her mother and brother, the Pratt family, who are buried there. She suggested a memorial bench and plantings as something that would enhance the visitor experience to the cemetery. The Board agreed and asked that a suitable memorial be investigated to see if it will be agreeable to Ms. Shook.

Selectmen's meeting dates July & August

Selectman Helm asked if there was interest in changing the time of the meeting for the summer to earlier in the afternoon. Selectman Kidder suggested earlier in the morning as was the practice in the past. Chair Rollins disagreed and felt that keeping the meeting at 6:00PM is important for people who work. The Board agreed to continue meeting on the 2nd and 4th Thursday of each month: July 14th and 28th and August 11th and 25th.

TOWN ADMINISTRATORS REPORT

Ms. Hallquist reported that a group of citizens is working with Bob Harrington, Public Works Director, to establish a swap shop at the Transfer Station. This will be manned by volunteers two days a week and will take place in a shed that will be positioned away from where people dispose of trash.

Household Hazardous Waste Day, originally scheduled for August 6th from 9am to noon, will now be held noon – 3pm. The reason for the change is the Hospital Days Parade which will start at 10am.

Comcast would like to speak with the town about HB 2 regarding Broadband Extension Partnership; Ms. Hallquist will report back when Comcast reaches out to discuss the issue.

Ms. Hallquist reported that she spoke with State DOT about the sign requested by Steve Wolf for a sign on I-89 indicating a rest area ahead. DOT's position is that any sign must meet federal highway standards and would not be inexpensive, they do not believe it is necessary, so they are not inclined to add it. She recommended that Mr. Wolf be informed of this. Ms. Hallquist also reported that she spoke with DOT about complaints of residents of Westside Drive that the 50-mph speed limit on Newport Road is excessive and presents safety issue; the State invited the town to do a speed study and present the data to the State to see if a reduction is in order.

The Selectmen have budget printouts; conversations have started to address the increasing gas prices and areas of the budget that can be adjusted to cover those increases. Chair Rollins asked that the issue be included on the next agenda for a more thorough discussion.

COMMITTEE MEETINGS & REPORTS

Chair Rollins noted that the Housing Commission meeting to debrief the Workforce Housing panel and they will be meeting in the coming months

MEETING MINUTES: Deferred to the next meeting.

UPCOMING MEETINGS & SPECIAL EVENTS

- **Next Regular Selectmen's meeting – Thursday, June 23, 2022 – 6:00pm @ 165 Main St**
- Planning Board – Tuesday – June 14th – 6:30 PM – Whipple Town Hall
- Conservation Commission – Wednesday – June 15th – 8:30 AM – Syd Crook Meeting Room
- **TOWN OFFICES CLOSED – Monday, July 4th**

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to enter into a nonpublic session pursuant to RSA 91-A:3, II (d): consideration of the purchase of property.

Roll call vote: Rollins: Yes; Kidder: Yes; Helm: Yes

The Board entered nonpublic session at 7:58PM.

The Board reentered the public session at 8:18 PM.

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to seal the nonpublic session meeting minutes. THE MOTION WAS APPROVED UNANIMOUSLY.

APPROVAL OF PAY VOUCHERS, PERMITS etc.

Items to be signed:

- Accounts Payable Forms
- Birthday Cards (July)
- Sewer Abatement (1) / Supplemental (1)
- Intent to Cut
- Town Use
- Tax Levy/Yield Tax (3)
- Tax Abatements PSNH (3)

- Land Use Change Tax (7)
- Dog Registration Warrant

Applications Approved &/or Denied

Building Permits-approved

- William Scott Gould, TM 076-035-0-0-0. New 2 story home w/attached 3 car garage, screened in porch and deck. BP 22-47. Approved. 5/31/2022.
- Alexander Deland Et Al, TM 030-018-0-0-0. New single-family home approx. 5,249sq ft with 2 car garage. BP 22-67. Approved. 5/31/2022.
- Terry & Jane O'Brien, TM 117-024-0-0-0. Add 16x12deck, convert 120sq ft of covered porch to conditioned living space. BP 22-70. Approved. 5/31/2022.
- Ballin Family Trust, TM 087-003-0-0-0. Roof mount solar 8.45kW. BP 22-71. Approved. 5/31/2022.
- Gilman Sunapee Trust, TM 068-006-0-0-0. ATF-Demo existing building and side addition. BP 22-63. Approved. 6/1/2022.
- Thomas & Paul Bollard, TM 094-029-0-0-0. Replace existing supports under sunroom w/5 helical piers. BP 22-68. Approved. 6/1/2022.
- Phillip Brown Et Al, TM 033-018-0-0-0. Roof mount solar 4kW. BP 22-65. Approved. 6/1/2022.
- Thomas Hamlin, TM 094-010-0-0-0. Roof mount solar 11.6kW. BP 22-61. Approved. 6/1/2022.
- Jameson Snow, TM 074-018-0-0-0. Roof mount solar 8.8kW. BP 22-72. Approved. 6/1/2022.
- Summers/Scovell Family Trust, TM 063-003-0-0-0. New single family home w/detached one car garage. BP 22-38. Approved. 6/3/2022.
- Elise & Justin Merrill, TM 070-044-0-0-0. New 28x28 2 car garage LaValley Building Supply erected, septic leach field replacement. BP 22-62. Approved. 6/3/2022.
- Mary A Hayward Revocable Trust Et Al, TM 064-001-0-0-0. Replace exterior stairs with ramp. BP 22-66. Approved. 6/3/2022.

Zoning Permits-approved

- Calerin, LLC, TM 073-055-0-0-0. Ground/Roof mount solar 110kW. ZP 22-07. Approved. 6/3/2022.
- Matthew Conway, LLC, 084-002-0-0-0. Moving K's Candy to old DR office, add kitchen in old K's Candy for Grounds. ZP 22-06. Approved. 6/3/2022.
- Kidder Building, LLC, TM 084-076-0-0-0. Unheated connection from Main bldg to garage, remove 6x18 loading dock. ZP 22-04. Approved. 6/3/2022.

Temporary Event/Sale Permits – approved

- Kearsarge Pride Parade – Town green &sidewalk march on 6/11/22. Approved.
- David Kidder – Celebration of Life. WFK Icehouse Foundation. Approved. 6/7/22.

Sign Permits – approved

- New London Historical Society, Civil War/19th Century Living History Day. 7/9/22.

IT WAS MOVED (Janet Kidder) AND SECONDED (Bill Helm) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 8:26 PM.

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London