



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES July 24, 2024 Whipple Memorial Town Hall 5:30 PM

PRESENT:

Bill Helm, Chairman
Bebe Hammond Casey, Selectman
Janet Kidder, Selectman
Kim Hallquist, Town Administrator
Lynn Lewis, Finance Officer

ALSO PRESENT:

Andrew Winter, Twin Pines Housing Executive Director	Phil Sherman, Police Facilities Advisory Committee member
David Crandall, Twin Pines Housing Director of Development and Communications	Peter Nichols, Housing Commission Chair
Bob Harrington, Director of Public Works	Karen Epstein, Budget Committee member
Jamie Hess, Energy Committee Chair	Jim Perkins, Archivist
Ashley Seybold, Police Facilities Advisory Committee Chair	John Ellis, Wase Reduction Committee member
Malaika Sidmore, Police Facilities Advisory Committee member	Richard Epstein
Bruce Parsons, Police Facilities Advisory Committee member	John Fink
Russ Moore, Bicycle and Pedestrian Advisory Committee Chair	Bob Bowers
Charlene Baxter, Planning Board member	Joe Cardillo
Ann Bedard, Zoning Board and Housing Commission member	James Cricenti
Paul Vance, Planning Board member	Janet Miller-Haines
	Pam Perkins
	Doug Baxter
	Pierre Bedard
	John Mackenna
	Leigh Bosse, <i>The Messenger</i>

Chair Helm called the meeting to order at 5:30 PM

PRESENTATION BY ANDREW WINTER, TWIN PINES HOUSING

Mr. Winter, Executive Director of Twin Pines Housing, gave a recap of the presentation he made at the July 10th Board of Selectmen meeting. Twin Pines Housing has requested that the Board consider loaning or granting funds from the \$600,000 InvestNH Municipal Grant Program to Twin Pines Housing. The intent would be to reduce the financing needed from NH Housing Authority and make it more likely that the proposed 60-unit Long Meadow Commons project will move forward.

Selectman Casey, expressing support for the request, asked Mr. Winter for clarification of the language of the request, specifically the word “loan.” Mr. Winter explained that they will be using federal tax credits so the term loan refers to a structure that can be used to get money into the project, as equity, and rather than a loan in the traditional sense of the word.

There were questions from the public regarding the need for water from on-site wells situation, and the status of the project. Mr. Winter explained that the next water test results on the well are expected in early August and the land purchase should move forward in the fall and construction would likely not start until next spring. Banwell Architects, which worked on the New London Barn Playhouse, will be working on the building design. The construction phase is expected to be 12 months.

The Board thanked the Cricenti family, owners of the land where Long Meadow Commons will be built, and everyone who brought the project forward.

IT WAS MOVED (Bebe Casey) AND SECONDED (Janet Kidder) to accept the award of \$600,000 granted to the Town by InvestNH and to contribute the funds to Twin Pines for use towards the Long Meadow Commons Project. THE MOTION WAS APPROVED UNANIMOUSLY.

HISTORICAL MARKERS

Charlene Baxter, representing a group of concerned residents, gave a history of the 16 historical markers installed around New London between 1963-1978, leading up to the Town's bicentennial. The group had previously approached Kim Hallquist regarding the fair to poor condition of the markers, who brought it to the Selectmen's attention at their April 6th meeting. Ms. Baxter noted that the Semiquincentennial (250-year anniversary) is approaching in 2029 and the group is asking the Board to address the condition of the markers. The Town owns the markers and if they are to be refurbished, this seems to be the time to address the issue. The company that manufactured the markers does have a refurbishment program. Ms. Baxter thanked Jim Perkins, the Town Archivist, for his work researching and presenting the information he discovered to the group. Ms. Baxter suggested that Public Works could play a role in helping take down the markers, getting them ready for shipment, and putting them back up.

Selectman Kidder thanked Ms. Baxter for bringing the issue to the attention of the Board. She noted that she drove around town with Ms. Hallquist to view the markers and agrees that the project should be undertaken. Her recommendation is to put a warrant article for the town to vote on in 2025 in the amount of \$40,000. Selectmen Casey asked about the timeline of the refurbishment process and if that could allow the cost to be stretched over several years. Ms. Baxter explained that in general conversations with the refurbishment company, they would want all the markers shipped to them all together and, as each marker is finished, they would ship them back to the Town one-by-one. There was discussion in April regarding possibly adding new markers, and Ms. Baxter noted they had not considered that as part of this cost. Selectman Kidder believes having lump sum cost in one year is the easiest way to approach the issue. Chair Helm suggested approaching it as a non-lapsing fund available through 2029 and asked Ms. Baxter to work on more specific language regarding whether any signs would be moved, replaced etc. Ms. Hallquist said the article would need to be reviewed by the Selectmen and the Budget Committee so the sooner the language could be provided, the better.

Chair Helm asked Mr. Perkins if he had ideas for a town wide celebration in 2029. Mr. Perkins said that typically it's helpful to start with thinking about what's been done before, and he offered to put together a presentation that looks at past celebrations. With regard to the historical markers, he believes a more collaborative project, not necessarily with physical markers, could be the approach to take for the future but he is not opposed to refurbishing the existing markers. The Archive and Town History Committee was reorganized after the year 2000 to only focus on Archives, celebration planning is no longer in their mission statement however they are happy to play a part in the process.

GRANT OPPORTUNITY FOR THE NEW LONDON ENERGY COMMITTEE

Jamie Hess, Chair of the Energy Committee, gave an overview of two municipal grant opportunities related to energy initiatives. The first opportunity is the Municipal Solar Grant Program which allows for up to \$120,000 in federal funds to be used for purchase and installation of municipal solar arrays. The Energy Committee has worked with Granite State Solar to get a quote for installing a 50kW ground mount solar array at the Brush and Metal Disposal Center (parcel 033-035). The cost would be \$133,000 which Mr. Hess feels is a reasonable price for the size of the array. The intent is to have \$93,000 paid for by the Municipal Solar Grant Program, and \$40,000 paid for by the Inflation Reduction Act direct pay program from the IRS. That would cover most of the cost, not including some work such as extending power from the water precinct next door, which could be up to \$20,000. If this project was to go forward, the town would own the array from the beginning, unlike other existing Town solar arrays of the Public Works garage and at the sewer plant, and all the power generated would defray Town electricity costs for the life of the array.

Selectman Casey asked if there were matching funds required, which Mr. Hess responded that there are not. Selectmen Kidder asked if the design and placement had been considered with regards to visibility by neighbors. Mr. Hess explained that the location would be on the far left of the property, there would be no removal of existing vegetation or trees. Chair Helm referenced the Jones & Beach site assessment done on the property last year, which was discussed at the November 9, 2023 Selectmen's meeting. The work done gives the Board confidence that solar panels are a reasonable use for the property. Chair Helm asked that if the grant is awarded, the Energy Committee work with the Department of Public Works to ensure that the project fits within their use of the space. The grant materials are due by noon on August 1st so the Energy Committee will be working quickly to get the application ready for submission.

IT WAS MOVED (Bebe Casey) AND SECONDED (Janet Kidder) to sign a letter of support for the Municipal Solar Grant Program application. THE MOTION WAS APPROVED UNANIMOUSLY.

The second grant opportunity relates to the installation of EV Charging Stations. There is an August 1st pre-application deadline if the Town is interested. The Energy Committee does not feel very strongly about applying for the grant but feels it important to bring to the Board's attention if they did want to pursue it. There was a discussion about the challenges of finding a suitable location, parking logistics, zoning issues, and whether the Town should be entering into the utility business. Mr. Hess noted that maybe the better approach would be to encourage other institutions and stakeholders to develop their own plans, rather than having the Town step in, however there may be other opportunities to apply in the future if the Board wants to reconsider.

The Board asked Mr. Hess to focus on the first grant submission, which they are in support of, and declined to vote in favor of pursuing the second grant for the installation of EV Charging Stations.

PUBLIC COMMENT

Ashley Seybold shared that she is developing a new website and weekly newsletter that she believes will complement existing publications and marketing around town. It will include events and critical updates from many organizations including local businesses and non-profits. It is not run by the Town but will link to the Town website. If anyone is interested in signing up, they can visit whatshappeninglnh.com

BUILDINGS ASSET MANAGEMENT PLAN

Bob Harrington reported that he has been working since 2022, with assistance from Phil Sherman who has previously served on the Buildings and Facilities Committee, on several different asset management

plans for tracking building maintenance in the town. The software that they have selected as the simplest, and most cost-effective option is iWorks. The Town of Sunapee has recently opted to begin using that same program which allows for feedback from another user. The annual cost will be \$3000 per year for licensing, and the first year will also need an additional \$2500 for implementation. The program could be expanded to include other options for an additional fee later, if desired. The funding has been included in the current budget.

Selectman Kidder asked who would enter the building information into the program, and what kind of support can the Town expect from iWorks. Mr. Harrington said that entering the data would be part of phase two, and the Town needs to have a professional building assessment done before the info is entered. He is not sure where iWorks is based, but he feels the remote support they can provide would be adequate. There are other towns in New Hampshire using the iWorks software currently and, after reaching out to some of them, he is encouraged by their experiences with it.

Selectmen Casey recalled that the warrant amount was \$50,000. Mr. Sherman explained that the bulk of that funding would go towards a buildings survey which would give more insight into long-term needs as well as what the regular maintenance timing should be for each asset.

IT WAS MOVED (Janet Kidder) AND SECONDED (Bebe Casey) to move forward with the purchase and implementation of iWorks software for supporting a buildings asset management plan. THE MOTION WAS APPROVED UNANIMOUSLY.

Chair Helm asked Mr. Harrington if he wanted to share more information regarding a contained spill in the basement of the sewer pump station in Georges Mills overnight from July 23 to early July 24 morning. Mr. Harrington thanked Rob Thorpe, the New London-Springfield Water Precinct, the Sunapee Sewer Department and New London employees which included Sam Clark, Chris Roberts, Mike McElman and Mike Murphy, for their efforts with minimal sleep. Mr. Harrington explained that there was a sump failure which, combined with the spill, created flooding in the basement. The bypass pump worked as intended as a backup and was critical to avoiding “catastrophe.” Stearns Septic provided critical pumping and transport services, which will be an expensive bill, but was required.

The Selectmen thanked Mr. Harrington again for all his work over the years and expressed their gratitude for his dedication to the Town right up to his retirement date.

UPDATE ON POLICE FACILITY PROJECT – POTENTIAL SITES

Chair Helm reported that the Selectmen have asked Tony DiLuzio, from Colliers Project Leaders, and Lavallee Brensinger Architects (LBA) to review the structure at 176 Newport Road (parcel 059-027) to see if the building itself is usable for a future police facility. LBA will also be reviewing other sites, as directed by the Selectmen, when they are in town on August 2nd. He asked Selectmen Kidder and Casey to share their thoughts on which sites they would like LBA to consider in addition to the existing Buker building.

Selectman Kidder does not want to limit the request to one additional parcel, so she supports asking LBA to review the sites at 0 Newport Road (parcel 059-010) and 198 Main Street (parcel 073-001). Chair Helm agrees that waiting to do a site review of 176 Newport Road (parcel 059-027) until the structure review is done makes sense. Selectman Casey agrees with that approach, and she has been impressed with the work done so far developing the Police program.

Phil Sherman, Police Facilities Advisory Committee member, asked for clarification on the address for parcel 059-010, which is also sometimes referred to as the Bewley Property. Chair Helm explained that

as an undeveloped parcel, the Town has not yet assigned an address to that parcel so the “0” is a placeholder until an address is assigned.

IT WAS MOVED (Bebe Casey) AND SECONDED (Janet Kidder) to ask Lavallee Brensinger Architects to review the sites at 0 Newport Road (parcel 059-010) and 198 Main Street (parcel 073-001) for test fitting, as part of the existing contract, and for Colliers Project Leaders to review the structure at 176 Newport Road (parcel 059-027) for repurposing as a Police Facility. THE MOTION WAS APPROVED UNANIMOUSLY.

Chair Helm asked Police Facilities Advisory Committee Chair, Ashley Seybold, to bring that decision back to the Police Facilities Advisory Committee, and to Lavallee Brensinger Architects.

FISCAL YEAR 2024 ENCUMBRANCES

Finance Officer Lynn Lewis reviewed a list of encumbrances for the Selectmen to approve against fiscal year 2024. There are four items, totaling \$24,520:

1. \$7,515 to Beltronics for Dispatch
2. \$2,105 to Ossipee Mountain Electronics for Fire
3. \$8,400 to Bergeron Protective for Fire
4. \$6,500 to Chuck Rose Logging for Department of Public Works

IT WAS MOVED (Bebe Casey) AND SECONDED (Janet Kidder) to approve the encumbered funds for fiscal year 2024, as listed. THE MOTION WAS APPROVED UNANIMOUSLY.

PINE HILL SKI CLUB REQUEST TO USE TOWN PROPERTY

Ms. Hallquist explained that Pine Hill Ski Club annually requests permission to cross over Town Property off of Mountain Road for winter cross country skiing. They also cross over some land managed by the Conservation Commission, who has already given them approval to access that land. They have provided a certificate of insurance for use of the property.

IT WAS MOVED (Janet Kidder) AND SECONDED (Bebe Casey) to approve Pine Hill Ski Clubs request to use town property for cross-country ski trails. MOTION WAS APPROVED UNANIMOUSLY.

TOWN ADMINISTRATOR REPORT

Ms. Hallquist reported that she was approached after a recent meeting with a request to consider adding a daycare care service for Town Meeting to make it easier for residents with young children to attend. It was also suggested that the start time could be changed, or the day of the week changed to Saturday as other towns have done. She noted the daycare would be relatively easy to implement and suggested the Selectmen think about if they want to consider other changes to discuss in the future. She praised Bob Harrington, the other New London employees, the New London-Springfield Water Precinct, the Town of Sunapee and Stearns Septic Service for their work on the recent Georges Mills Pump Station cleanup.

COMMITTEE MEETINGS & REPORTS

Selectman Kidder reported that the most recent Planning Board meeting covered a conceptual site plan, and planning for the annual Capital Improvement Program (CIP) meetings. Selectman Casey reported on a recent Watershed Initiative meeting where they discussed local Septic Ordinances, including New London’s consideration of implementing one and Newbury revisiting implementing one. Lake Sunapee Protective Association has a new intern who is working on a brochure for new homeowners on the Lake which could be used by all three Towns bordering the lake. The first CIP meeting was held so that Public Works could be reviewed before Bob Harrington’s retirement.

MEETING MINUTES: - Approve Selectmen's Minutes of July 10th
IT WAS MOVED (Janet Kidder) AND SECONDED (Bebe Casey) to accept the minutes of the July 24th meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The next regular Selectmen's meeting will be Wednesday, August 14th at 5:30pm, at Whipple Memorial Hall.

APPROVAL OF PAY VOUCHERS, PERMITS etc.

Items to be signed:

- Payroll Authorization Vouchers and Account Payables
- Application to Use Town Property – AARP Foundation Tax Aides (Whipple Memorial Hall, January 6th, 7th & 8th, 9:00am-5:00pm)
- Application to Use Town Property – New London Democratic Town Committee (Town Common & Bandstand, and Whipple Memorial Hall as a rain backup, September 21, 2024 2:00pm-4:00pm)
- Yield Tax Warrant – John Brown and Sons Inc. Timber Operation #23-335-01-T

Applications Approved &/or Denied

Building/Zoning Permits – Approved

- Daniel Schimberg QPRT, TM 135-006-0-0-0, BP24-44, 30' x 60' uninsulated pole barn
- Wende Bohenko, TM 082-029-0-0-0, BP24-46, remove shake siding and replace with vinyl siding
- John Bowen & Nancy Klotz, TM 043-014-0-0-0, BP24-51, demolition of SFH
- Gilman Sunapee Trusts, TM 055-004-0-0-0, BP 24-35, rebuild portion of SFH
- RAM, LLC, TM 065-013-0-0-0, BP 24-31, new SFH with attached 2 card garage
- Anne Hall Rev Trust, TM 095-002-0-0-0, BP24-42, roof mount solar 14.4kW
- Tyler & Meghan Rogers, TM 130-001-0-0-0, BP24-45, adding a 1160 square foot wrap around deck to existing SFH
- Charles & Corinne Curtis, TM 022-002-0-0-0, BP24-47, adding 10'x20' screen porch to SFH
- John & Susan Lavolpicelo, TM 074-038-0-0-0, BP24-52, adding 12'x16' carport to SFH

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

The meeting adjourned at 7:15 pm

Respectfully submitted,

Cara Leone
Recording Secretary
Town of New London

Note: RSA 91-A:2, II provides that "*Minutes of all such meetings, including nonpublic sessions, shall include the names of members, persons appearing before the public bodies, and a brief description of the subject matter discussed and final decisions.*" A video of the entire meeting may be available for viewing on the town website, NewLondon.NH. gov, if more than the brief description contained in these meeting minutes is desired.