



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON BOARD OF SELECTMEN MEETING MINUTES

Wednesday August 14, 2024  
Whipple Memorial Town Hall  
5:30 PM

### PRESENT:

Bill Helm, Chairman  
Bebe Hammond Casey, Selectman  
Janet Kidder, Selectman  
Kim Hallquist, Town Administrator

### ALSO PRESENT:

Will Kidder, Town Clerk-Tax Collector  
Richard Tutwiler, Tracy Library Director  
Lou Botta, Emergency Management Director  
Kristen McAllister, Chief Assessor  
Phil Sherman, Police Facilities Advisory Committee member  
Karen Epstein, Budget Committee member  
Richard Epstein, New London resident  
John Ellis, Waste Reduction Committee member  
Colin Beasley, New London resident  
Pete Hogle, New London resident  
Karen Hogle, New London resident  
Nancy Marashio, New London resident  
Gail Baade, New London property owner

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

Chair Helm began the meeting by reading from the Bedford, Massachusetts Guidelines for Civil Discourse, as a reminder that civility should still rule in our interactions:

#### **Show respect for others.**

- Allow each person to finish speaking before responding
- Use helpful, not hurtful language

#### **Speak as you would like to be spoken to.**

- Use courtesy titles (Mr., Ms., Sir, etc.) and ask if unsure
- Restate ideas when asked
- Use a civil tone of voice

#### **Agree to listen.**

- Respectfully listen to differing points of view
- When unsure, request clarification
- Realize that what you say and what people understand you to have said may be different
- Recognize that people can agree to disagree

#### **Speak for yourself, not others.**

- Speak from your own experience

Use “I” statements (“I think that the ideas presented ...”)

### **TRACY LIBRARY**

Tracy Library Director Richard Tutwiler asked the Board to consider appointing Patty Foose Bechok as an alternate Tracy Library Trustee.

**IT WAS MOVED (Bebe Casey) AND SECONDED (Janet Kidder) to appoint Patty Foose Bechok as an alternate to the Tracy Library Board of Trustees. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **INCONSISTENT USE PENALTY**

Chief Assessor Kristen McAllister gave a summary of her recommendation to issue an Inconsistent Use Penalty on 23 feet of Lake Sunapee Waterfront, located on parcel 054-002-0-0-0, off Davis Hill Road. She noted that most of the 37-acre parcel, owned by Chetwood Trust, is protected under a conservation easement with Ausbon Sargent Land Preservation Trust. The Conservation Easement allows for property tax assessment under Current Use values, however, once the installation of a seasonal dock was discovered, Ms. McAllister was obligated to issue a recommendation of a \$4,480 penalty. The penalty represents 10% of the fair market value of the property that no longer qualifies. The owners had not realized the installation of the dock would have implications related to the assessment and were only trying to avoid the impacts of the crowded sandbar located directly in front of the portion of their property not covered by the Conservation Easement. The newly installed dock offers the property owners some privacy from the sandbar activity.

Selectman Kidder thanked the Baade family for conserving their land and said it was unfortunate they had to live with the stress of the sandbar located right in front of their property.

**IT WAS MOVED (Bebe Casey) AND SECONDED (Janet Kidder) to approve the \$4,480 Inconsistent Use penalty, as recommended by the Chief Assessor. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **HAZARD MITIGATION PLAN GRANT**

Lou Botta, Emergency Management Director, described the process for updating the Hazard Mitigation Plan, which happens every five years. The plan describes the natural and manmade disasters which could impact the community, prioritizes them, and identifies actions to mitigate them. The Upper Valley Lake Sunapee Region Planning Commission has been contracted to help update the plan and there is a state grant opportunity which will cover a large portion of the cost, if the Selectmen accept the terms of the grant.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Bebe Casey) to accept the terms of the Hazard Mitigation Grant Program as presented in the amount of \$9,000 for updating the local hazard mitigation plan. We acknowledge that the total cost of this project will be \$10,000, in which the town will be responsible for a 10% match (\$1,000). THE MOTION WAS APPROVED UNANIMOUSLY.**

### **PUBLIC COMMENT**

Peter Hoglund asked the Board to consider his letter of July 24<sup>th</sup> concerning one window in the Buker Public and public safety of the Academy Building. Chair Helm noted that he intended to address Mr. Hoglund’s suggestions when the Board addressed the future uses of Buker later in the meeting. Rich Epstein spoke regarding discussions at the August 13<sup>th</sup> Planning Board meeting regarding the Twin Pines and Continuum Projects, and availability of water for those projects. He feels that citizens should

educate themselves by watching the videos, posted online, of the December 14, 2023 Board of Selectmen meeting, and the August 12, 2024 New London-Springfield Water Precinct Commissioners' Meeting.

### **OLD BUSINESS**

Chair Helm noted that it is the Selectboard's responsibility to determine any future uses of the Buker building and he asked Selectmen Kidder and Casey for a general discussion on how the Buker Building might be used, for a reasonable cost, if it were vacant in the future. He provided estimates that in the next 15-20 years there could be a population growth of 400-500 people. That estimate does not include changes in enrollment at Colby-Sawyer College, or visitors for retail, services and tourist reasons and he believes that those changes should be considered as part of any discussion around water and sewer capacity for the future, as well as any discussion around how the Buker building might be used in the future.

Chair Helm gave a description of the general layout of the Buker Building and noted that the building could be considered as two distinct spaces: the upper level and the lower level, which are connected by a stairway but can be entered separately. The upper level could be used for expanding town offices, particularly as land use needs (planning & zoning) become more prevalent, a dedicated space for elections, as well as the welfare and health officers. The lower level could be used for care facilities, such as elder or child daycare. If it is desired to keep the sallyport, he suggested it could be a good space for Public Works equipment such as lawnmowers and clean recyclables.

Selectman Kidder agreed with many of Chair Helm's points and added that she has thought about the potential for a Community Center, space for Emergency Management in the event of a disaster and space for clean recyclables. She feels there is a real need for daycare in the community and a portion of the lower level could possibly be used for that purpose, which she would consider a high priority.

Selectman Casey thanked Chair Helm for the time he put into getting the discussion going. She agrees that there is a need to consider space for storage and employees. She noted she wanted to reiterate for the benefit of the public, that the conversation is for planning purposes only and no decisions have been made about where the Police Station Facility will be located in the future. She believes that a high-level cost estimate to get the Buker building usable must be made available at the same time as any proposals for future use are brought to Town Meeting.

The Selectmen received an email from Peter Hoglund regarding security issues in certain Town facilities. Chair Helm explained that the current budget includes funds to reorganize the Academy Building and security concerns for that building are planned to be addressed at the same time as that project. That project will include expanding the Town Clerk's space and relocating the Town Administrator's office upstairs. Selectman Casey agreed that it is difficult to spend the money on short term fixes and then spend more money to redo it during the larger, planned, projects however she feels that it is important to address any security concerns sooner than later. She asked if there were any small changes that could be made right away.

There was a discussion on the security challenges in the Academy building and the Board agreed that they were willing to move forward once a plan was brought to them. Town Clerk - Tax Collector Will Kidder shared that he is waiting for a second opinion on security options, but he would prefer to see some changes implemented before November. He will work with Ms. Hallquist to put the information together for the Board.

Chair Helm opened the conversation up for public comment. Bob Bowers shared that although he does not agree with all the opinions of the Board members, he believes the discussion was productive, and they are moving in the right direction. He is interested in more cost analysis of the ideas presented.

Karen Epstein asked how the ideas presented tie into the Master Plan. Selectman Kidder noted that the discussion was intended to be a planning conversation, and some ideas have evolved since the Master Plan was developed. Ms. Epstein asked about the status of the file digitization project, and if completion of that project could provide more space for the storage needs discussed by the Selectmen. Chair Helm said the file digitization is not currently high on their priority list and explained that the storage he is suggesting is a different type of storage from what digitizing records will free up: large election furniture and rec equipment and public works equipment and recycling. Nancy Marashio, the former Newbury town moderator, believes security at the Town Clerk's office is insufficient and supports making that a high priority to address. She also noted that requirements for file storage have changed, and more documents may need to be kept longer.

### **NEW BUSINESS**

The Energy Committee provided a memo requesting the appointment of John Ellis as an alternate member.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Bebe Casey) to appoint John Ellis as an alternate member of the Energy Committee. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **TOWN ADMINISTRATOR'S REPORT**

Ms. Hallquist reported that the auditors were in last week to perform the annual audit, and it went very well thanks to the efforts of Lynn Lewis, Finance Officer, and Will Kidder, Town Clerk - Tax Collector. She spoke with the lead auditor who reported that the information needed to perform the audit was well organized and available for them. She thanked Lynn and Will for their hard work.

### **COMMITTEE MEETINGS & REPORTS**

Selectman Kidder reported that the recent meeting of the Planning Board had one case with an annexation on King Hill Road. She also brought them the question of where EV Charging Stations might be appropriate in town. The Energy Committee will look at the issue and return to the Planning Board with ideas. Selectman Casey attended the Planning Board Capital Improvement Program (CIP) meeting at which Chief Lyon discussed the future needs of the Fire Department. Chair Helm requested that Ms. Hallquist ask the New London-Springfield Water Precinct for a list of their top water users, year-round and seasonally, for planning purposes.

### **MEETING MINUTES:**

Chair Helm noted a sentence on page four which incorrectly represented his comments regarding assessment of potential sites for a future police facility.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Bebe Casey) to accept the minutes of the July 24, 2024 meeting, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **OTHER BUSINESS:**

The Board of Selectmen will meet with representatives from the state Department of Environmental Services to discuss water contamination mitigation: Tuesday, August 20<sup>th</sup>, 2:15pm at Whipple Memorial Hall

## **APPROVAL OF PAY VOUCHERS, PERMITS etc**

### **Items to be signed:**

- Payroll Authorization Vouchers and Account Payables
- Birthday cards

### **Applications Approved &/or Denied**

#### Building/Zoning Permits – Approved

- Michael & Jennifer Murphy, TM 040-003-0-0-0. Extension of BP23-43. BP 23-43E. Approved 8/9/24.
- William and Janet Dickman, TM 085-009-0-0-0. Kitchen Renovation. BP 24-55. Approved 8/9/24.
- Brian & Eileen Brennan, TM 096-022-0-0-0. New dormer on second floor. BP 24-56. Approved 8/9/24.
- Calerin, LLC, TM 037-055-0-0-0. Building a 30' x 144' high tunnel. ZP24-04. Approved 7/18/24.
- Colby-Sawyer College, TM 085-033-0-0-0. Renovating 744 s/f space to nursing station. ZP24-05. Approved 7/25/24.

#### Sewer Connection Application – Approved

- Robert J Sammon Trust, TM 086-017-0-0-0, Application for new construction and connection.

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

The meeting adjourned at 6:28 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.