



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON BOARD OF SELECTMEN
MEETING MINUTES
Thursday, August 18, 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:

Police Chief Emily Cobb
Will Kidder, Town Clerk-Tax Collector
Bob Bowers, New London resident
Colin Beasley, New London resident
John Ellis, New London resident
Steve Allenby, Kearsarge Neighborhood
Partners
Andrew Winter, Twin Pines Housing Trust
Jerry Coogan, New London resident
Peter Hoglund, New London resident
Joe Cardillo, New London resident

Janet Haines, New London resident
Peter Bianchi, New London resident
Nancy Marachio, New London resident
Kim Ilg, Recreation Commission
Marilyn Kidder, New London resident
Tom Flynn, New London resident
Bob Montagna, New London resident
Brenda Montagna, New London resident
Pam Perkins, New London resident
Art Scutro, New London resident
Chris Lorio, Recreation Commission
Peter Ruth, New London resident

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

IT WAS MOVED (Janet Kidder) AND SECONDED (Bill Helm) to enter into a nonpublic session pursuant to RSA 91-A:3, II (a): the dismissal, promotion, or compensation of any public employee or the disciplining of such employee and (d) consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community and (m):consideration of whether to disclose minutes of a nonpublic session.

The Board entered nonpublic session at 5:50 PM.

Chair Rollins reopened the public session at 6:00 PM and stated they were in non-public session prior to the meeting tonight. She noted that the Board has voted to unseal the minutes that related to discussions of the acquisition of land. They will become public within 24 hours and available on the town website. Chair Rollins stated they do need to take a vote to seal the parts of the non-public minutes of that evening that will say sealed as those are pursuant to personnel matters.

IT WAS MOVED (Nancy Rollins) AND SECONDED (Bill Helm) to seal a portion of the nonpublic session Minutes of August 18th that pertains to personnel matters.

Janet Kidder: yes, Bill Helm: yes, Nancy Rollins: yes. THE MOTION WAS APPROVED UNANIMOUSLY.

Public Hearing: Acceptance of grant from the State Department of Safety for police body-worn and dashboard cameras: \$49,560

New London Police Chief Emily Cobb stated in February of this year she presented to the Board regarding a grant opportunity through the Department of Safety for body worn and dashboard cameras. It was a 50% match up to \$50,000 of the cost for this program. With the Boards blessing to pursue this opportunity, Chief Cobb applied for the grant and was awarded the grant in the amount of \$49,560. The total cost is \$107,414.

Peter Bianchi inquired about how the town's portion of the expense would be paid. Chief Cobb noted that the options available to pay for the amount not provided by the grant would be the Police Capital equipment fund, ARPA funds or operating budget funds if available. Other ongoing costs will be the need to increase internet speed and cabling will need to be installed in the Police Department.

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to accept the grant as proposed. THE MOTION WAS APPROVED UNANIMOUSLY.

Steve Allenby: Cricenti Land – addressing workforce housing needs

Steve Allenby, President of Kearsarge Neighborhood Partners and Andrew Winter, Executive Director of Twin Pines Housing Trust, met with the Board to discuss a potential workforce housing project in New London. Two weeks ago, an option was signed for Twin Pines to purchase the Cricenti property for development of workforce housing. Mr. Allenby thanked the Cricenti family for working with them and stated they clearly care about the town of New London.

Mr. Allenby stated as many people know, there is a housing shortage and at a recent panel discussion held by the Housing Commission it was clear that area businesses are having a great deal of difficulty finding employees. After the Selectmen chose not to ask town voters to purchase this property last winter, a small group of New London residents got together to try to figure out a way to purchase the property for workforce housing. Shortly after they got together, they decided to invite Twin Pines into the process. They have been evaluating the project from a financial standpoint and researching financial incentives and grants. There were financial concerns until about three months ago when a foundation that has a connection to New London offered a significant amount of money which will allow them to move ahead.

Andrew Winter, Executive Director of Twin Pines Housing Trust, shared that Twin Pines is located in White River Junction, Vermont and they serve both sides of the river. They have a well-defined geographical area that they serve and do all kinds of housing that qualifies as affordable. The project in New London would be workforce housing. They are excited to be working with the Cricenti family on the sale of the Cricenti farm and will develop a 7-acre portion of the farm that is zoned commercial for 60 units of workforce housing. The site is on public water and sewer, behind Hannaford and across from New London Hospital. They will move forward with permitting over the next several months and anticipate going before the Planning Board in the fall. The hope is start construction in mid-2023 with a completion sometime in mid-2024. The project involves creating 60 rental units of workforce housing divided into four buildings (each building would have 10 one-bedroom units and 5 two-bedroom units) and would utilize low-income housing tax credit program which is a federal tax credit program that is administered in New Hampshire by the New Hampshire Housing Finance Authority. There would be a community building with laundry facilities, a community room and an office and there would be one unit

for a resident manager onsite. This housing is designed to serve households at or below 60% of the area median income at the time of initial occupancy. The rental prices will be around \$1,100 - \$1,300 for the one-bedroom apartments and \$1,300 - \$1,500 for the two-bedroom units and this includes utilities.

Chair Rollins commented that New London's Housing Commission is very interested in working with them and is supportive as well.

Adam Ricker wanted to acknowledge that this project demonstrates the success of the density change in the commercial zone approved by voters last March. Before that vote, this would not have been possible.

Recreation Commission- request to return to fulltime Recreation Director

Chris Lorio, Vice Chair of the Recreation Commission, stated on behalf of the Recreation Commission he is requesting a return to a full-time Recreation Director. Over the last year and a half, Putnam Kidder has been the part time Recreation Director and has done a great job of continuing recreation activities. Back in the fall of 2020 when the former Recreation Director left, it was decided to move to a part time role. At that time, the budget that was previously used for the full time Rec Director was put toward an activity fund which Mr. Kidder used to fund activities in town. Over the past year and a half, due to the position only being part time, Mr. Kidder has only been able to focus on a few items which has been waterfront and one or two seasonal events. It is difficult to maintain a part time role and it is not meeting the needs of the New London community, especially as we come out of COVID. The actual salary for the full-time director would be around \$69,000 but it would depend on the experience of the person hired.

The activity fund was essentially the full-time director's salary, so they are proposing to switch it back to be the director's salary. They have used some of the current FY2023 budget to fund the Rotary Food Truck Festival but that was a small amount. Mr. Lorio suggested that if the Board feels that there is a budget concern, they could push out the hiring of a full-time person by a few months.

Putnam Kidder agreed that the Recreation Director position should really be a full-time position in order to meet the needs of the community. He observed that the town is growing and people are coming in from more urban areas and are expecting vibrant programs. A full-time director would be able to focus on more of a multi-generational population and assess what the community needs and would be able to grow those programs. The full-time role will involve a lot of community collaboration and working together to try to promote other organizations to see how we can work together.

Selectman Helm asked about the waterfront budget and stated it looks like it will come in on budget. At the beginning of the summer there was a chance they were going to go over budget, but Putnam Kidder stated they found ways to stay on track.

Peter Ruth commented that he had previously asked both Putnam Kidder and Kim Hallquist about the sailing program. New London has always had a great sailing program for kids to learn how to sail which was discontinued at the beginning of COVID. The answer he received was that it was unclear if the program will be offered again next year. He would like to suggest that they consider combining the requirement of being a sailing instructor with the qualifications of the director position.

Jerry Coogan, a former Recreation Commission member believes that the Recreation Department brings a lot of value to the community and provides a sense of community that brings people together. He felt it was a step backwards when they went from full time to part time. He commends the Commission and the Board for taking this step and hopes we end up with a full-time Recreation Director.

Janet Haines asked if we charge people from other towns to attend activated provided by the Town. Putnam Kidder stated that due to COVID, a number of programs that take in money have been limited. They offered swim lessons this summer and charged New London residents a little less than out of town people.

IT WAS MOVED (Bill Helm) AND SECONDED (Nancy Rollins) to approve the request of the Recreation Commission to hire a full-time Director. THE MOTION WAS APPROVED UNANIMOUSLY.

Art Scutro - Speed Limit on Newport Rd approaching Westside Dr

Art Scutro of Westside Drive and several area residents attended the meeting to express concerns about safety issues on Westside Drive. Mr. Scutro is requesting speed zone changes. Last week, the Town Administrator was told by DOT that a study was needed to reduce the 50-mph speed limit on Route 11 which they requested last October. A traffic study conducted by the Regional Planning Commission in June did a good job in recording the speed of 58,731 vehicles from June 16 to July 24. The median speed is 43 mph with 80% at 50 mph. Nowhere in the study does it indicate the extenuating circumstances of residents on Westside Drive and Snow Lane face daily. Those circumstances include the slope, poor site line and cars and trucks going 50 mph that can only see from 300 feet on one side and 500 feet on the other. There is also turning and the recommended safe turning at 50 mph is difficult given the slope, dip in the road and cars that tailgate.

A new study would be costly for taxpayers and will take weeks to conduct, process and evaluate. This will put off a decision needed for the safety of the taxpayers. Residents are concerned with being rear ended by 50 mph vehicles going east and west or being broadsided or t-boned when trying to enter or leave. Reaction time is 4 seconds under ideal conditions and lack of a turnoff lane is a detriment to many of the citizens.

A request was made five years ago to the DOT that requested remedies to the very dangerous and unsafe turn conditions. Response from the DOT in December of that year indicated that after they looked at data the 35mph zone would be moving to 50mph. Last August, residents started meeting with the town to express concerns and asking for warning and speed reduction signs. The response by DOT was that they would look at the request but would need a traffic study. In October, residents sent an email to the DOT reiterating concerns and asking them to create a 35mph zone for Westside Drive. There was no response for months but finally our state senator called and spoke with DOT and warning signs went up. The results of the RPC traffic study were sent to DOT and they responded that there could be a case and possibly could reduce the speed by 5mph down to 45mph but another study is needed. Mr. Scutro doesn't feel that 45ph would be adequate. There is decline in reaction time due to age and this is a factor and it would not be costly to move signs.

Chair Rollins commented that the Board is certainly sympathetic to the traffic issues on Westside Drive as well as other areas in town. The issue in this case is that the town does not have authority over Route 11. She also noted it is an election year and the DOT works for the Governor of the state. She suggested in addition to the senator that they take this argument up a notch and speak to the Governor.

Tom Flynn, a resident of Snow Lane commented this has been going on for 5 years and instead of decreasing the speed limit they increased it. The DOT has not been returning phone calls and emails and think that this will just go away but it's not going to. For the cost of moving two signs there is a lot of legal liability at stake if someone gets maimed or killed because nothing was done. It is a disgrace.

Brenda Montagna shared that they feel harassed. Her young driving aged children have received obscenities and have been yelled at when trying to turn into Westside Drive and it makes them nervous. She asked for any help the Selectmen can provide as they are trying to save lives.

Colin Beasley asked if there would be any value in the Selectmen writing a letter to the DOT or Governor. Kim Hallquist stated the DOT is well aware of this situation and they have been working with them on it. Senator Ward is aware as well. Chair Rollins and the Selectman agreed to write a letter to the Governor. Selectman Kidder noted if they had control of that road, they would make sure

the speed limit was reduced but they don't. It would be impactful to find out when the DOT is having a meeting and everyone showed up there and provided this report.

Bob Montagna stated a few years ago when they were paving, they had the opportunity to widen the road a little which would have provided a safety shoulder for entering and exiting Westside Drive. It would have been a simple fix.

PUBLIC COMMENT - None

Discuss Police Station site selection status

Chair Rollins shared at this point in time the Selectmen are in discussion with the owner of the Continuum property regarding the three former Bewley parcels on Newport and County Road. They will continue discussions and negotiations. They will do an evaluation of the three lots and determine a recommended site for the future Police Station. They welcome input from the community as this process proceeds.

Repair of the Town Clock in the First Baptist Steeple

Town Administrator Kim Hallquist stated she had a conversation with the First Baptist Church and while they appreciate that the town wants to fundraise, they need to know if the town will be repairing the clock so they can coordinate and schedule the work. They hope to do it in the Spring. Chair Rollins stated when they discussed this last, they talked about the potential for fundraising. Selectman Kidder commented that while they can brainstorm ways to fundraise, they should tell the church they are willing to pay for the clock repair. It is a landmark in town and needs to be fixed. Selectman Helm agrees that that message should be given to the church so they can go ahead with their contract and in a future meeting they should consider how to fundraise. Fundraising was successful in 2006 and Selectman Helm feels they will most likely be able to do that again. Chair Rollins suggested putting an article in *Municipal Matters* to start searching for people willing to serve on a committee dedicated to the restoration of the town clock.

IT WAS MOVED (Bill Helm) AND SECONDED (Nancy Rollins) to approve the proposal from the First Baptist Church for repairing the church clock in the amount of \$8,675 with the understanding that they will seek fundraising to cover the entire amount. THE MOTION WAS APPROVED UNANIMOUSLY.

Discuss cost recovery model used to determine dispatching fees

Town Administrator Kim Hallquist stated Colin Beasley sent an email to Chief Cobb asking for information on dispatching and cost. He would like to know the call types by participating town (police, fire, ems, ambulance and other services). Chief Cobb responded it would probably be helpful to standardize the terms because call type to the Police means something different than what is being asked. Call type to the police means 911 hang-ups, domestic disturbance, wires down, etc. so she would label it as a dispatch function rather than call type.

Mr. Beasley stated he was not aware this was going to be on the agenda tonight. He thought this was to be a subject of the Police Department budget subcommittee tour and meeting. Ms. Hallquist disagreed and noted that Mr. Beasley's questions were to be addressed with the Selectmen. Mr. Beasley would like to know the variables that go through the dispatch center that drive the cost of the dispatch center. Chief Cobb stated she is able to provide data on call types by each participating town, but it will take a considerable amount of time to gather. He asked if that data is looked at when evaluating what to charge other towns? Chief Cobb stated that they charge using a three-year average of the number of calls for service for that town. Mr. Beasley stated it's important to understand the call volume from each town and

what generates that call volume because it can drive conversations on how we are doing call management. Chief Cobb stated it's important to know that there is someone on the other end of the line to pick up the phone no matter what the call is about. Mr. Beasley stated the cost allocation model for a simple call is different than the cost allocation model for a complex call. Chief Cobb responded they do not differentiate between simple and complex calls; it is the total number of calls for each community. This is also not predictable. Mr. Beasley stated if you are using the three-year average, you aren't predicting anything. Chief Cobb stated they don't weigh calls so for instance, a structure fire is not weighted differently than something else. She is not aware of any other dispatch center that weighs calls and the way they currently do things is a fair representation of the time it takes for dispatchers to enter in calls for service from other towns and for the town of New London which by and large uses it the most. The dispatchers are focused on public safety and helping people. There is also no way to measure holding time for a call. Mr. Beasley stated he does not know if this is a true statement until he sees the data. Chair Rollins commented there is no weight associated with each call and that is more detailed than the call volume has warranted. They have to answer the calls and respond to them anyway. Chair Rollins suggested putting together data that they have in a reasonable timeframe, and he can review that data.

Mr. Beasley shared the dispatch center budget has gone up 35% over the last five years and revenue coming from the other towns is flat. Chief Cobb responded they don't generate revenue in public safety. They generate people's safety and feeling of protection. Chief Cobb also noted that the 35% was from the FY2019 actual budget compared to the FY2023 budget request. She asked finance officer Lynn Lewis to research how much the increase was and after comparing FY2019 to FY2023 it is a 25.8% increase and the biggest reason for that is the hiring of a 5th full time dispatcher. Chief Cobb noted the FY2019 actual budget spent to the FY2022 actual budget spent was a 10% increase. Mr. Beasley stated it seems that the cost recovery model would have driven some of that cost of the 5th dispatcher to other towns. Data analysis is needed.

Chair Rollins suggested suspending this discussion and saving it for the budget hearings, so all the requested data is present. Selectman Helm shared as a Budget Committee member, no one member of the budget committee can ask for something like this without a vote of the entire Budget Committee and this is part of the law. He suggested at the next Budget Committee they should discuss what items they will ask for more information on. The Budget Committee has the right to ask for more information but there are also limits. Mr. Beasley responded that at the Budget Committee meeting when it was decided to do departmental tours, it was agreed on that people can send questions to department heads in advance of those tours and that is what he did. Selectman Helm stated there has to be a balance.

Appointment of Future Uses of Buker Building Committee

Kim Hallquist reported that since *Municipal Matters* was sent out, she has been notified that Janet Haines, Jeanne Connolly, John Tilley, Bob Bowers, Tom Elliott and Rip Cross are interested in serving on this committee. Selectman Helm stated that Janet Haines, Jeanne Connolly, John Tilley, Rip Cross and Janet Kidder would be a good representation of people to join the committee. Selectman Kidder knows Mr. Elliot and feels he would be good on the committee due to his background. Selectman Helm does not feel that Bob Bowers would be a good candidate as Rip Cross will be joining and having multiple people from the previous Building and Facilities Committee (BFC) is not necessary. Selectman Helm noted that in the past Mr. Bowers had shown a strong desire to not use the Buker Building for something other than as a police station. The focus of this committee is supposed to be to figure out uses of the Buker Building if it were empty.

Chair Rollins stated she is not sure that membership should be limited. Selectman Kidder noted that these are public meetings so if anyone wants to come to a meeting, they are welcome to do so. Colin Beasley thinks it is shameful that they are excluding Bob Bowers. There is no one else in this town that has a

better appreciation of departmental demands, and he can provide a lot of insight. The fact that he is not being included because of his association with the BFC is shameful. Selectman Kidder disagreed and responded that Mr. Bowers has repeatedly stated that he doesn't see any use for Buker whatsoever if the police and dispatch were to move out. He has indicated that he would like to see it torn down if that were to happen. It would be better to have a group of people that look at Buker and think of possibilities that benefit the community. Mr. Beasley thinks it doesn't hurt to have people with different points of view on a committee.

Chair Rollins agrees that it is important to have varying opinions and does not think anyone that wants to volunteer should be turned away from participating on a committee.

IT WAS MOVED (Janet Kidder) AND SECONDED (Bill Helm) to appoint Jeanne Connolly, Rip Cross, Janet Haines, John Tilley, Tom Elliot and Janet Kidder to the Future Uses of Buker Building Committee. Janet Kidder: yes, Bill Helm, yes, Nancy Rollins: no. THE MOTION CARRIES.

Discuss date and topic for next Citizens Committee

The next Citizens Committee meeting will be held on Saturday, September 10, 2022. Kim Hallquist noted that Chair Maureen Prohl requests that the Selectmen discuss how they would like to proceed relative to the Citizens Committee and the relationship of the Board of Selectmen to the Citizens Committee. Selectman Helm suggested inviting Steve Allenby and Andrew Winter to attend and discuss the proposed workforce housing project. The Housing Commission would be invited as well.

Selectman Helm would like the Citizens Committee to be more representative of the town and wonders if the date and time should be different. Chair Rollins stated that public engagement may be a challenge if people feel their opinion is not valued. Joe Cardillo agrees and stated if you start limiting people being involved you can't expect that people will want to come to meetings.

Appoint a selectman to sit on Tri-Town Assessing Board

Chair Rollins has agreed to be the Selectmen's representative for the Tri-Town assessing board.

Set the Selectmen's meeting schedule

Historically, the Selectmen had been meeting on the 2nd and 4th Thursday but switched to the 1st and 3rd to be able to use the Professional Development Center in August. The Board of Selectmen meetings will be moving back to Whipple Hall in September. The Selectmen have decided to go back to the 2nd and 4th Thursdays so the meetings will be held on September 8 and 22nd. Selectman Helm suggested meeting on September 29 to fit all the budget meetings in. The Selectmen agreed to schedule a meeting on September 29th as well. Board of Selectmen meetings in October will be held on October 13th and 27th.

TOWN ADMINISTRATORS REPORT

Kim Hallquist provided the following report:

- There was a water main break on Main Street on Friday morning. The town staff assisted in the repair of the water main and communicated with the State Health Department. The Water Precinct has given the office their emergency plan, town staff will work with them to ensure the plan has correct phone numbers etc. Precinct Superintendent Rob Thorp called to thank the town for their assistance.

- The first sticker check at the transfer station was held last week. They turned away about 15 people and they were directed to the town office to obtain their sticker. More of these sticker checks will be conducted throughout the year.
- The first day of school is August 30, 2022.
- The state of New Hampshire has given the town \$113,296.22 which is part of the \$30 million dollar road maintenance fund.

COMMITTEE MEETINGS & REPORTS

- Selectman Kidder reported that a Planning Board meeting was held on August 9, 2022. They reviewed a lot line adjustment and a Public Hearing on 406 Main St to add two additional apartments (originally there were three apartments, and this has increased to five). Two parking spaces were waived and another ADA space was added.
- Selectmen Helm reported the Waste Reduction Committee held their second meeting on August 11, 2022. There was a lively discussion about a small sample test for recycling compost and whether this would be a possible project just in the town or with commercial haulers from outside. This will be discussed further.

MEETING MINUTES: Approve the Selectmen's Minutes of July 28, 2022 – **Deferred until the next meeting.**

UPCOMING MEETINGS & SPECIAL EVENTS

- Next Regular Selectmen's meeting – Thursday, September 8th – 6:00 PM – Whipple Hall
- Whipple Hall 2022 Project Committee – Monday, August 22nd – 1:00 PM
- Waste Reduction Committee – Thursday, September 1st – 10:00 AM – Syd Crook Meeting Room
- Recreation Commission – Thursday, September 1st – 5:30 PM
- State Primary Election – Tuesday, September 13th – 7AM – 7PM
- Planning Board – Tuesday – September 13th – 6:30 PM @ 165 Main Street
- Housing Commission Workforce Housing Panel Discussion – Wednesday, September 14th – 6:00PM – Professional Development Center – 165 Main Street
- Conservation Commission – Wednesday – September 21st – 8:30 AM – Syd Crook Meeting Room

OTHER BUSINESS: Peter Bianchi asked if tonight's meeting will be on the website. Kim Hallquist responded yes; the video of the meeting will be available. Mr. Bianchi asked for confirmation that it would be the entire video and she confirmed that it would be.

APPROVAL OF PAY VOUCHERS, PERMITS etc.

Items to be signed:

- Accounts Payable Forms
- Tax Abatement
- Town Use
- MS-1
- Birthday Cards

Applications Approved &/or Denied

Building/Zoning Permits – approved

- Colby-Sawyer College, TM 085-033-0-0-0. BP 22-97. Demolish Reichhold Building. Approved. 8/10/2022.
- William & Janet Dickman, TM 085-009-0-0-0. BP 22-98. Change from oil to propane boiler, re-wire house. Approved. 8/10/2022.

- Trevor & Katherine Praetsch, TM 089-017-0-0-0. BP 22-89. Build 112sq ft deck. Approved. 8/12/22.
- Maureen L Sheehan Trust, TM 080-011-0-0-0. BP 22-92. New 3 car garage with finished 2nd floor. Approved. 8/12/22.
- MacKenzie Family Revocable Trust, TM 074-030-0-0-0. BP 22-93. Build 16x36 pool house w/bathroom and outdoor kitchen. Approved. 8/12/22.
- Christopher & Pauline Lizotte, TM 048-011-0-0-0. BP 22-94. 10x14 free standing shed. Approved. 8/12/22.
- George Adamian, TM 118-009-0-0-0. BP 22-95. 10x10 shed. Approved. 8/12/22.
- Edward Beuelein & Jill Bowyer, TM 123-005-0-0-0. BP 22-96. Finish space above existing barn. Approved. 8/12/22.
- Eugene & Linda Rosenthal, TM 086-022-0-0-0. BP 22-101. Addition of 10x16 shed. Approved. 8/12/22.
- Nancy Dahm, TM 045-005-0-0-0. BP 22-103. Addition of attached garage. Approved. 8/12/22.

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

The meeting adjourned at 8:02PM.

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London