



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON BOARD OF SELECTMEN MEETING MINUTES

Thursday, September 8, 2022

Whipple Hall

6:00 PM

PRESENT:

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

ALSO PRESENT:

Will Kidder, New London Tax Collector
Emily Cobb, New London Police Chief
Bob Lyon, New London resident
Peter Nichols, Chair, Housing Commission
Joe Cardillo, New London resident
Michael Todd, Town Moderator
Bob Lannigan, New London resident
Art Scutro, New London resident

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

PUBLIC COMMENT - None

Finalize Fireworks Ordinance

Town Administrator Kim Hallquist reported that back in May, 2022 the Selectmen, after a public hearing, voted to adopt a fireworks ordinance banning fireworks with the exception of a few holidays. She provided a draft of the ordinance, and it was posted to the town website. Since it was posted on the town website, there were some comments from citizens that would prefer that the July 4th holiday include more than just July 4th. There was a desire to coincide with the Pleasant Lake Protective Association (PLPA) fireworks event which does not happen on July 4th. Suggestions were to have it the weekend prior to the July 4th holiday so for example if July 4th was on a Tuesday, it would be the weekend before, if it was on a Thursday or Friday it would be that weekend coming up. The Selectmen need just to determine what would happen if the 4th fell on a Wednesday.

Selectman Kidder agreed that it should include the Friday, Saturday and Sunday closest to July 4th. Selectman Helm and Chair Rollins agreed and that section of the ordinance will be modified to reflect this change.

Police Chief Emily Cobb addressed that the warnings that will be issued to people would likely be issued on existing warning slips to be able to keep track of who has received warnings since the

ordinance is specific about first and second offenses. For offenses that might require a fine, they would have to have town ordinance summonses drawn up which will be an expense for the Police Department. Chief Cobb recommended that they state all fines be paid to the town of New London and put a timeframe on it. The Board may wish to consider payment of fines within 14 days of the action as that is in line with the appeals process.

Will Kidder stated he is unsure at this point when the PLPA will be having their fireworks event. If the intent is to have it be the same time as the PLPA fireworks then that is what could be stated as opposed to identifying which weekend they would be allowed.

Bob Lyon stated the way he understood it was that there would still be the option to obtain a permit outside of the specified holidays. Kim Hallquist stated that is only for professional displays, like the PLPA display which includes fire department staff present, that are public shows and a permit would be issued. There was a suggestion to have the timeframe be from the Friday of the weekend before to the Sunday of the weekend after the 4th. Selectman Helm feels that nine days is not helping to reduce the amount of firework pollution which was one of the original goals. He is not in favor of nine days just for the fourth of July.

Peter Nichols stated there are various ordinances that can be made at the time of an event so maybe the solution is for the town to put out a public notice each year specifying when fireworks are allowed. Chief Cobb feels this would work as long as they know what it is so they can enforce accordingly. Kim Hallquist will revise the draft for the Selectmen to review.

Next steps for Police Station Site

Selectman Helm stated they have reached the point where they are now discussing the three parcels of land with Continuum on the corner of County Road and Newport Road. Kim Hallquist spoke with Joe Hogan of Continuum who is the owner of the three former Bewley properties and he is motivated to sell them to the town. The town would need to decide on the price and whether they want to negotiate on the \$600,000 price. She mentioned to Mr. Hogan that the town would most likely want an appraisal done and they would also like any documents regarding engineering work that has been done if he is willing to provide that.

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to propose that the town enter into an option to purchase the 11+ acres contained in the three parcels between County and Newport Road, along with all the engineering and architectural documents that have been commissioned previously by the seller for an amount to be determined by the Board of Selectman who will meet in non-public session to discuss the negotiation of the price. This price should be paid on or before May 31, 2023. That date has been chosen so there is time after town meeting to arrange financing if it is approved, subject to the following conditions:

- 1. Approval at town meeting of March 15, 2023, authorizing the purchase of issuance of bonds**
- 2. Receipt by the town of an appraisal of the property by a certified MAI real estate appraiser, evaluating the property at either the purchase price or greater;**
- 3. Clear title;**
- 4. Receipt of all engineering and architectural reports commissioned by the seller within 30 days of the execution of the option agreement.**
- 5. The option payment will be returned to the town by the seller in the event that either the title, appraisal or failure to provide architectural and engineering reports are not met, otherwise the option payment will be retained by the seller if the town meeting fails to approve the purchase or financing.**

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

Selectman Helm stated he does not think site plans, further engineering work or other items enumerated in attachment E to the Building Site Committee report should be part of the agreement as these will be things accomplished at a later time.

Michael Todd stated determination of clear title would be an obligation of the buyer to do their own investigation and present any defects in title as a result of that investigation to the seller.

Joe Cardillo stated with regards to an appraisal, he has concerns about the need to spend money on this. The appraiser always asks for the purchase and sales price and interestingly they always find their way to that number. He suggested seeking advice on this. Selectman Helm stated while he agrees, there are two reasons they need to do this. The first is that there will be people that will try to use the lack of an appraisal as a reason to say we haven't done our homework. The second is that an appraisal was done five years ago and was substantially below the number that is being discussed now. It would behoove the town to understand the difference between that appraisal and another one. It would be wrong to not be able to answer this question and everyone should have the facts. This would also be for all three parcels, not just one of them.

Bob Lannigan asked why so much land is needed for a police station. Selectman Helm responded the site committee was discussing the need for about two acres but these three parcels equal 11 acres. There are a considerable amount of wetlands so only some of the acreage is usable. Any land that is not used for the Police Department will be looked at later to see what other options there are.

Peter Nichols shared this piece of property is owned by an individual who can control what happens with it and can ask whatever they want for it and the buyer has to decide if they want to pay it or not. He is in favor of an appraisal. He also suggested doing a phase one environmental review which is a preliminary records review and a walk through the property. The Board agreed that a Phase I environmental would be included.

Letter from DOT regarding Westside Drive discussion of August 18th

Kim Hallquist reported that New Hampshire Department of Transportation traffic engineer, Bill Lambert reviewed the video of the Board of Selectmen's meeting and had some clarifications regarding the Westside Drive issue. The information has been given to Westside Drive residents and Mr. Lambert also sent it to Governor Chris Sununu, Commissioner Victoria Sheehan, District two engineer Doug King and the New London Chief of Police.

Art Scutro of Westside Drive thanked Ms. Hallquist for sending them the letter as it was helpful in that he was able to read it and provide comments in his letter to the Governor. All 15 residents sent letters to the Governor asking for his help. They believe it is necessary to reduce the speed to 35mph to provide safe and adequate reaction time and they don't believe the DOT is concerned about the health and safety of the taxpayers.

Selectman Kidder does not think there is further action that the Selectmen can take. She recommended reaching out to Senator Ruth Ward to try to get some movement on this. The Board will still be sending a letter to the Governor in support of the investigation of the safe speed for

that area. Selectman Helm noted that as of November, the Senator will be changing so they may want to engage with the candidates that are going to be our Senator and get them interested in the issue also.

Proclamation for Arbor Day in the Town of New London

Kim Hallquist stated they need a vote from the Selectmen to designate Wednesday, October 19, 2022 as Arbor Day in the Town of New London; the Board has recognized Arbor Days for many years.

IT WAS MOVED (Nancy Rollins) AND SECONDED (Bill Helm) to proclaim October 19, 2022 as Arbor Day in New London. THE MOTION WAS APPROVED UNANIMOUSLY.

Primex CAP Program for Property & Liability Insurance – Extends Membership Agreement

Kim Hallquist reported that every three years they have the opportunity to commit to Primex insurance for a three-year period of coverage by entering into the agreement. She recommends entering the agreement as it provides a cap from the previous year rates; she also no other insurance companies in New Hampshire that are as reliable for municipalities. Ms. Hallquist recommends that we continue to use Primex as outlined in the Agreement provided to the Board.

IT WAS MOVED (Bill Helm) AND SECONDED (Nancy Rollins) to approve the Primex CAP program for Property & Liability Insurance for the next three-year period. THE MOTION WAS APPROVED UNANIMOUSLY.

Appointment of Ballot Clerks

Town Moderator Michael Todd stated he has provided the Selectmen with a list of 4 new ballot clerk appointments.

IT WAS MOVED (Bill Helm) AND SECONDED (Nancy Rollins) to appoint the 4 individuals in Moderator, Michael Todd's memorandum to be ballot clerks for two years beginning November 1, 2021 in accord with RSA 652:2. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Todd noted that the statutes have changed again as a result of the 2020 election. Specifically, the electronic cards of the Acuvote ballot count device have been reprogrammed so that if a ballot is inserted into the machine and it is marked with more than the number of candidates, the ballot is rejected and must be counted by hand. As a result, they have had to recruit additional people to hand count the entire ballots that are rejected. The hand count must occur after the polls have closed so they have recruited an additional 6 people.

Mr. Todd also noted around the US, voting offices are implementing security patrols for personal safety. He requested that there be police coverage from 7am – 7pm to assure the ballot workers that they have made the environment as safe as possible for them to conduct their duties. Police Chief Emily Cobb has assured Mr. Todd that she will have all available personnel there and if it can't be covered the entire time, she will do the best she can.

TOWN ADMINISTRATORS REPORT

Kim Hallquist provided the following report:

All Department heads have been busy working on their budgets that are due tomorrow. She expects to have most of them and will get the budget to the Selectmen by September 16th so they have it prior to the meeting on September 22, 2022. She also provided a schedule to discuss if the groupings of departments and dates are what they want. Selectman Helm would like to add in October 13, 2022

and not meet on October 20, 2022. He also noted that the public safety discussions probably take the longest and they are grouped together in one night which may be a lot. If there is a meeting on October 13, 2022 it could run over into that meeting. Kim Hallquist shared that any of the groupings could potentially run over so they just plan to start the next meeting picking up where they left off.

COMMITTEE MEETINGS & REPORTS

- **Waste Reduction Committee** – Selectman Helm reported that the Waste Committee has met again and is making progress. They met with Public Works Director, Bob Harrington who has agreed to try a 15-family trial of a collection of compostable material at the transfer station. Two 48-gallon totes will be provided and a supplier will pick them up every week for the three month trial period.
- **Housing Commission** – Chair Rollins reported that the Housing Commission met and the focus was on the upcoming Development panel discussion about workforce housing. The presentation will be given by local and regional professional developers and architects. This will be held on Wednesday, September 14, 2022 at 6:00pm at the Kearsarge Regional Professional Development Center.

MEETING MINUTES: Approve the Selectmen’s Minutes of July 28th

IT WAS MOVED (Bill Helm) AND SECONDED (Nancy Rollins) to accept the minutes of July 28, 2022 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

UPCOMING MEETINGS & SPECIAL EVENTS

- Next Regular Selectmen’s meeting – Thursday, September 22nd – 6:00 PM
- Citizens Committee – Saturday, September 10th – 7:30 AM
- Board of Firewards – Monday, September 12th – 4:30 PM – Fire Station
- State Primary Election – Tuesday, September 13th – 7:00AM – 7:00 PM
- Planning Board – Tuesday, September 13th – 6:30 PM – Kearsarge Professional Development Ctr
- Housing Commission – Workforce Housing Panel - Wednesday, September 14th – 6:00 PM
Kearsarge Professional Development Center
- Whipple Hall 2022 Project Committee – Thursday, September 15th – 10:00 AM
- Waste Reduction Committee – Friday - September 16th – 10:00 AM – Syd Crook Meeting Room

APPROVAL OF PAY VOUCHERS, PERMITS etc.

Items to be signed:

- Accounts Payable Forms
- Town Use Application
 - Center for the Arts – use of Whipple Hall October 7, 2022 4:30pm-9:00pm
 - Center for the Arts – use of Whipple Hall December 2, 2022 4:30pm-9:00pm
 - Elkins Fish & Game – use of Whipple Hall September 7, 2022 (past date)
- Town Of New London Updated Safety Manual
- Arbor Day Proclamation

Applications Approved &/or Denied

Building/Zoning Permits – approved

- Elliot Hale, TM 130-004-0-0-0. Roof mount solar 12kW. BP 22-104. Approved. 9/1/22.

- Cara Leone & Kevin Butler, TM 096-039-0-0-0. Adding 12x30 deck off rear of building & 12X24 shed ATF. BP 22-105. Approved. 9/1/22.
- Sarah & Evan Roberts, TM 046-014-0-0-0. Roof mount solar 12kW. BP 22-107. Approved. 9/1/22.
- Kyle Cummings, TM 052-011-0-0-0. Addition of 13x42 deck. BP 22-109. Approved. 9/1/22.
- Calerin, LLC, TM 073-055-0-0-0. 24x24 building to house new heating system. ZP 22-08. Approved. 9/1/22.

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 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.”

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

The Board entered nonpublic session at 6:56 PM.

The Board reentered the public session at 7:11 PM.

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

The meeting adjourned at 7:11PM.

Respectfully submitted,
Trina Dawson
Recording Secretary
Town of New London