

**MINUTES OF THE SELECT BOARD**  
**Monday December 20, 2021, 7:00 PM**  
**Macomber Room/ Via Zoom**

**Present:** Thomas Maher-Chair, David McGuckin-Selectman, and Jennifer Smith- Administrative Assistant to the Select Board and Recording Secretary.

**Absent:** William Stewart-Selectman

**Public Participants:** Gary Rumph, Thomas Smith-Town Treasurer, Charlie Tarbell, David Borden, Dawn Lake-President of the Historical Society and Carol White.

Chairman Maher opened the public session meeting at 7:01PM.

**1. Approve Select Board minutes of December 6, 2021**

Selectman McGuckin made a motion to approve the Select Board minutes of December 6, 2021. Chairman Maher seconded and the motion carried unanimously, 2-0.

**2. Public Questions and Answers**

Gary Rumph, 59 Spring Hill Road, stated that, with regards to the Spring Hill Rd/Lavenger Lane Water Project, the possible interpretation of the contract value written as “not to exceed” concerns him. Mr. Rumph questioned if all the homeowners aren’t in agreement with the upgrade and some don’t participate in project, will the remaining residents be hit with a surprise additional amount on their betterment fee.

Select McGuckin stated that there will be no surprises and that everything will be communicated to the residents of Spring Hill Road and Lavenger Lane.

Chairman Maher stated that the town will be applying the logic that was applied during the engineering part of the process, in which every home owner understands what’s happening and what’s being expended. Whether the town proceeds or does not proceed on the full implementation of the replacement of the new water line, the engineering costs don’t go away. They will be paid for. They will be allocated to the 19 homeowners. Chairman Maher opined that applying that logic to the broader project, he could not see how the town would proceed without every resident on the roads being responsible for an equal share. Even if one property owner has decided that participating in the project is not what they want to do, the town is still in compliance with executing the project, and the responsibility of that share will not fall on the remaining residents.

Mr. Rumph asked for clarification on the “not to exceed” and the cost of possible change orders effecting the current proposed cost.

Chairman Maher stated that the home owners will have clear notice as to whether or not a change order is possible. Chairman Maher further stated that as the engineers go through their work, they will flag any issues that would be of concern well in advance of anyone breaking ground and creating a dynamic where home owners would see a surprise bill.

Mr. Rumph asked if that conversation would take place before the contract is signed.

Chairman Maher responded “yes”.

Selectman McGuckin stated that all Mr. Rumph’s questions may not be able to be answered tonight, but Selectman Stewart would be the best person to speak to regarding specifics.

Chairman Maher stated that he would have Selectman Stewart contact Mr. Rumph.

Thomas Smith, Town Treasurer, asked the Select Board to consider the possibility of a warrant to change the position of Town Clerk to an appointed position instead of an elected position. Currently, you must be a resident to fill the position and that may become a difficulty in the future.

Chairman Maher stated that the BOS will need to study what the town can legally do under RSA and will research the possibility for further discussion.

### **3. New Business**

#### **a. Covid**

Chairman Maher stated that Dr. Kathy Hollister, the Town Health Officer, posted a new update regarding Covid and the holidays. The interesting fact in New Hampshire is that our primary variant has been Delta vs. Omicron, but the actual numbers may still be catching up to how much that particular variant has spread in the state. There had been some downward trend in positive cases over the last two weeks, but over the weekend the numbers experienced a bit of spike. Dr. Hollister has recommended that people be as cautious as they can during the holidays and take precautions. The town will continue to use Zoom for meetings as one way of mitigating a large gathering of people, but still encouraging public participation. The town does not have mandates, and is trying to keep it that way by highly recommending people get vaccinated. Chairman Maher closed by wishing everyone good health and safety during the holidays.

#### **b. Charlie Tarbell and David Borden – Town Dock**

Chairman Maher introduced Charlie Tarbell and David Borden and invited them to present their concept for a Town Landing.

David Borden, 40 Walbach St, presented a photograph of a dock that was previously located at the Town Landing. To better imagine the location of the proposed dock, Mr. Borden spoke of a plastic float that came ashore several years ago. The location of that plastic now is the location of their proposed dock.

Charlie Tarbell, 172 Walton Rd., stated that there is plenty of room at that location to not compete with other docks. Currently, there is a Town Landing with no landing. Usually, towns have a landing where visitors can at least tie up. Mr. Tarbell stated that is what he and Mr. Borden are suggesting.

Selectman McGuckin asked if this is generally a free tie up.

Mr. Tarbell responded that it generally is free, but fees could be charged for those requesting to tie up for a specified length of time, for those not just visiting. Currently, people are using Goat Island and the cemetery area because there is no natural area along the river to tie up. Mr. Tarbell asked if the Select Board would be interested in pursuing the matter.

Chairman Maher opined that the Select Board would need to know a little bit more about the parameters, such as how many slips.

Mr. Tarbell stated that their idea would be to have one float with several dingy spaces around the side.

Selectman McGuckin opined that parking could be an issue.

Mr. Tarbell stated that town and DES permits would need to be applied for as well.

The Select Board requested that Mr. Borden and Mr. Tarbell get some estimates of cost and specifications and bring them back to the Select Board for further discussion.

Carol White, 40 Vennards Court, asked if there would be enough room in that area for the proposed landing.

Selectman McGuckin confirmed that the town, along with the state, would perform due diligence to make certain that there would be.

Chairman Maher thanked Mr. Borden and Mr. Tarbell for bringing this matter before the Select Board.

### **c. Historical Society – Dawn Lake**

Dawn Lake, President of the Historical Society, stated that the Historical Society would like to request permission to clear the land of brush, weeds and dead trees that lies between the museum and the old fire station. The neighbor is currently doing most of the landscaping for both properties and also allows access for handicapped patrons. They would like to reinforce the fence and possibly install a gate to establish property lines, as well as permission to make minor changes to the museum itself, such as outdoor lighting over front and back entrances, an electrical receptacle for the outside of the building to plug in holiday lights, etc. and anti-skid strips on the front steps of the museum. Additionally, the Historical Society is considering converting the old fire station into a useable building. It would need electrical hook-up and substantial finishing out of the interior. Ms. Lake asked who is responsible for snow removal from the property.

Selectman McGuckin responded that several years ago it was confirmed that the town does not provide snow removal for the walkways or stairs. It is the Historical Society's responsibility.

Chairman Maher asked if Ms. Lake could be more specific about her request. Is the Historical Society paying for these requests, seeking reimbursement or are they asking for the town to pay for and install the requested changes?

Ms. Lake responded that she is new and does not know the complete answer. Ideally, the Society will always ask for the town to provide the financing. If not, they would like permission to do it. The Historical Society can procure the lights, but would like someone to install them as they do not have anyone to do that.

Chairman Maher stated that while these are not substantial cost requests, they are unanticipated and it is difficult to approve mid-year in the budget. The Budget Committee will begin meeting in January and discussions can begin then. The Select Board has some discretion now, so not all the items will need to wait until next year to be accomplished.

Ms. Lake stated that they are looking to begin a beautification process for the Museum Garden, which runs down the left side of the building all the way down to the old fire station. There are dead trees that need to be removed, and there is beautiful ledge and a stone wall that should be exposed. Ms. Lake further stated that the Cemetery Trustees have given them permission to clear the area with the provision they stay 25 feet from any grave sites.

Chairman Maher stated that he is aware that neighbors are unhappy with the appearance of the area.

Ms. Lake asked if this is something the Select Board would support.

Selectman McGuckin stated that the Select Board will need to assess both the cost and anything dangerous that needs to be addressed.

Chairman Maher stated that anything potentially dangerous, such as potential for trees to fall, could be prioritized.

Ms. Lake stated that the Demers family has donated an extraordinary collection of old pottery from ship wreck dives which is now of international interest. Currently, the pottery is stored in bins. Archeologists from Strawberry Banks have been coming in to look at the pottery and have been sharing their findings with archeologists internationally. Ideally, the Historical Society would like to turn the building into a research center with bare basics. They do not know what the cost of renovation would be. Ms. Lake stated that the Historical Society would also like to have the garage doors restored to their original appearance, possibly funded by a fundraiser.

Chairman Maher stated that the Select Board would need to first check internally with other departments to make certain they do not need to utilize the space in the future.

Ms. Lake stated that there are white buckets from the fire department containing toxic waste that need to be removed.

The Select Board thanked Ms. Lake for her presentation.

**d. Safe Path Donation**

Chairman Maher read into the record a donation from Roger and Joanne Jones for \$500 to Safe Path which requires acceptance by the Select Board:

Selectman McGuckin offered a motion to accept the aforementioned donation to the Safe Path Committee. Chairman Maher seconded and said motion carried unanimously, 2-0.

**4. Old Business**

No matters were presented

**5. Adjourn**

Selectman McGuckin offered a motion to adjourn at 8:01 pm. Chairman Maher seconded and said motion passed unanimously, 2-0.

Respectfully submitted,  
Jennifer Smith  
Recording Secretary