

MINUTES OF THE SELECT BOARD
Monday, September 18, 2017 -7:00 PM

Present: Bill Stewart, Chair, Tom Maher, Selectman, Damon Frampton, Selectman, and Bette Jane Riordan, Secretary.

Also present: Pam Cullen, Assistant to the Select Board, Christiane McAllistair, Town Accountant, Jim Cerny, Sandy Bissett, Chair of Energy Committee, Laura and Greg Ludes, John Branagan, Affinity, Steve Lieber, Affinity, Nancy and David Borden, David McGuckin.

1. Approval of Select Board Minutes.

Selectman Maher made a Motion to Approve the September 5, 2017 minutes of the Select Board Meeting as amended. Selectman Frampton seconded, and Motion carried.

2. Public Question and Answer: None

3. Items:

a. Recreation Dept. Chair Guy Stearns - Postponed to next meeting

b. Laura Ludes – Fencing at the Common.

Ms. Ludes stated she and her husband bought 30 Beach Hill Road, and last fall came before the Select Board and asked if they could replace the fence behind the house with black chain link which was approved. Since that time, they observed how busy the dog path is, which abuts their property down to the beach. They would like to replace a portion of the fence closest to Bull Toad Pond with split rail (approximately 50 feet) and the portion behind their home closer to Wentworth Road with 60 feet of privacy fence approximately 5 feet high. They would use cedar wood for both. They would leave the old fence behind the garage. Pictures of the current and plans for the proposed fence were submitted. Ms. Ludes spoke with Steve Tabbutt, Director of Public Works who stated there were no security issues for the Common, and no safety issues. Chair Stewart asked about maintenance responsibilities. Ms. Ludes stated they would maintain the fencing. After discussion, the Select Board stated they had no problems with the replacement as long as the Ludes' agreed to cover maintenance. Selectman Maher made a Motion to Approve the proposed project as presented with maintenance to be the property owner's responsibility. Selectman Frampton seconded and the Motion carried. The Select Board will send a confirmatory letter regarding the maintenance responsibility. Selectman Maher agreed to do the follow up.

c. LED Lighting Proposal-Replacement of Street Lights with LED.

Sandy Bissett, Chair of the New Castle Energy Committee, began the presentation introducing the representatives from Affinity who explained their LED light installation proposal for the Town to replace the 68 high pressure sodium lights on the island. The company is based in Dover NH and employs US Veterans to make their lighting products. They related their experience with installations and services to many other NH

municipalities, and outlined in detail the overall long term cost savings to the Town after two years. Among many of the benefits described by Affinity, and demonstrated, was that the new lighting will enhance the color of the historic homes in New Castle. They are also AMA compliant. Further there is a capital investment savings of 45 % on the bill to the Town from Affinity, and the Town will realize almost a 60% reduction in energy consumption. Chair Stewart inquired about further detail on costs and the recapture. Affinity stated it would be \$3.90 per pole. There is a ten-year warranty period. Eversource would then take over. Affinity explained how the company deals with power surges by providing built in protections. Several other benefits were described, including Affinity disposing of all of the old equipment. They could also accomplish full installation this 4th quarter-October-November.

If the Town were to proceed with Affinity installation, the Town would initially receive a check for \$6800 from Eversource (Expected in January 2018), which is an incentive check. Modifications to certain sections of the island were discussed in order to alleviate certain resident concerns. After reviewing the financials, Chair Stewart indicated the Board would need to find \$7000 in this fiscal year budget in order to proceed right away. After further discussion Selectman Maher thanked Affinity and the Energy Committee for their presentation and efforts to take on this project. He will be the point person on the Board. Dave McGuckin asked the Board if they have checked with other municipalities who have used Affinity. The Board will be proceeding to check. In respond to Sandy's question regarding "next steps", Chair Stewart stated he would be identifying budget lines and time lines, and the matter will be discussed at a future meeting. Affinity provided spread sheets detailing financial information.

d. Town Project Coordinator Update.

Selectman Maher reported the Select Board started with 15 candidates, which was narrowed to 6 or 7 and those candidates were interviewed, resulting in 2 finalists who are very different from each other. The Board is currently in the process of checking references. Jim Cerny asked about how many hours and to whom the person would report to. Chair Stewart stated it was probably 2 days of 16 hours, and the position would be managed with a matrix reporting system (the person would report to one of the three Selectman based on the project lead). Chair Stewart stressed there was no guarantee of long term employment. The Board should be announcing its final decision shortly.

e. Special Town Meeting.

Chair Stewart reported that on August 21, 2017, the Select Board voted to proceed with the petition to request a special town meeting regarding Town water infrastructure and posted the required legal notice, anticipating and planning for a November special meeting. This decision was based upon progress in speaking with Portsmouth and the Town's own progress. The Town engaged legal counsel to prepare the required Court Petition. Although advised by Council this course of action seemed viable prior to the May Town Meeting, Legal is now advising the Town not to proceed with the petition. Legal counsel believes and is advising the Select Board the facts do not currently support an emergency situation remedy that will be approved by the Superior Court. Therefore, the Select Board is recommending to not go forward with filing the petition. Selectman Maher stated the

Board was not fully aware of the high standard applied and that the perception was the granting of a special town meeting was mostly an administrative function. Chair Stewart stated the Board should continue to develop the Town's plans and prepare for a May 2018 meeting. Selectman Maher stated there will be public information sessions held in advance of the May meeting.

Chair Stewart reported that discussions with Portsmouth have resulted in their agreeing to do upgrades to Pierce Island section, however he still needs clarification on the connection to the Shapleigh Island Pit. The Board still needs to finalize this agreement. In response to a question by Jim Cerny, Chair Stewart replied that even without agreement from Portsmouth, the Town still has aged infrastructure that it owns which requires repair\ replacement and that those improvements will yield better water quality and better flows.

f. Status update on Water Project/Water Quality.

Chair Stewart reported that the Town's last water quality test exceeded the required TTHM limits, and notices went out to residents. The NH Department of Environmental Services ("DES") has been notified as required and is involve in the situation. Chairman Stewart noted that the water test conducted at the Shapleigh meter pit (which is the point at where New Castle receives its water from Portsmouth) registered 114 ppm exceeding the 80 ppm level. This indicates that the water received from Portsmouth already exceeded the limits. The test conducted at the MHT School in New Castle registered 147 ppm. Both levels are concerning. Chair Stewart noted the Town already has a mitigation plan in effect which includes directional flushing, but the Town is seeking to understand Portsmouth's mitigation plans both long and short term. Portsmouth plans to install an aeration system in 2018. Sandra Bissett asked some questions about possible DES enforcement actions. The next water testing is October/November. The Board will provide an update when new information is received.

At this time Chair Stewart recognized Dave Borden who gave a brief update on the sidewalk project, requesting a letter to CMA Engineers from the Select Board regarding the Wild Rose Lane area, dealing with the shoulders along Wentworth Road. Dave reported he just needs a quote in order to proceed. Chair Stewart will redraft the proposed letter and the Board agreed to send it.

g. Status update on Sewer Pump Replacement Project.

Chair Stewart reported that DES finally approved the plans with minor modifications. However, based on the approval, the project is being rebid by the contractors. Lead times for the pumps are significant and it is anticipated that the project may not be completed for approximately 20 weeks (March 2018). The good news is the bypass systems are in place in case of pump failure. Chairman Stewart asked that the Town review the generator maintenance and contracts for emergency pumping should there be a failure. Selectman Frampton agreed to follow up and will report back to the Board.

h. Common Policy for non-Town use by organizations.

Selectman Frampton reported that he had spoken with Tom Merriman of the Fife and Drum Corps whose organization wanted to store their drums at the Common. Damon offered a figure for a use fee but has not yet received a response. Ben Jankowski of Public Works suggested a fee of \$1600 for the year. Liz-Fit, another organization, currently pays \$800 per year and the Volleyball groups pay \$2900. Chair Stewart expressed his preference for more consistency in the fee schedule.

i. Fife & Drum request to relocate to New Castle. (See above)

j. Common storage – Boats, recreational vehicles, etc.

Selectman Frampton stated he would like campers to be able to utilize the storage space. Chair Stewart indicated he would like Steve Tabbutt to weigh in on this and if he agreed he would support the storage of campers.

Pam Cullen, Assistant to the Select Board, reported that she had spoken with Ben Jankowski of Public Works who stated there was a need to be stricter with who is using the storage and how it is being used. Ben and Steve Tabbutt both expressed the need for more organization. Proof of ownership needs to be enforced and the storage fees need to be upgraded. Chair Stewart expressed concern over the liability issues associated with storage of RV's. After further discussion, Selectman Frampton made a Motion to Approve the storage of RV's at the Common and to raise the fees as follows: \$6.00 per foot, up from \$5.50 and \$4.00 per foot for trailers, up from \$3.00. Selectman Maher seconded and the Motion carried.

Pam Cullen addressed the issue of raising the fees associated with renting of space for weddings held at the Common and expressed the need to raise the current fee structure. The Common's rates are below other public venues such as Strawberry Banke and Odiorne, and no increase has been made in a while. After discussion, Selectman Maher made a Motion to increase the fee for wedding rentals from \$75.00 for half day to \$150.00 and from \$150.00 to \$200.00 for a full day rental. Selectman Frampton seconded and the Motion carried. Pam will proceed to make modifications to the Wedding Rental Agreement.

4. New Business.

a. Comcast.

Selectman Maher reported on his negotiations and submitted a memorandum detailing the finalized agreement. He noted there needs to be a Public Hearing for the public to review and comments. Comcast agreed to pay the town \$2000 for a technology fund for the Town. The full agreement is on file in the Selectmen's Office. Selectman Maher made a Motion to hold a Public Hearing on this matter on October 2, 2017 at 6:45 PM on the renewal of our cable franchise agreement with Comcast, which is a six year extension and a non-exclusive franchise agreement. Selectman Frampton seconded and the Motion carried.

b. CIP.

The CIP Committee will begin meeting and Selectman Maher is the designated Select Board member who will be attending these meetings.

5. Old Business: None.

6. Committee Reports.

a. Water & Sewer.

Selectman Frampton reported that Steve Tabbutt had found two companies who could service the pumping of sewerage from the by pass system, but they are located four hours away. The generators are already under a service agreement. He stated that the Water and Sewer Commission will be forwarding new policies or perhaps proposed ordinances regarding the raising of fines for violations. Chair Stewart stated if they were ordinances or fee changes, they needed to follow proper procedures

b. Fire Dept.

Selectman Maher reported that the Fireboat demonstration exercise went very well and was well attended by the public. He reported that the Fire and Safety Committee which consists of Nancy Jackson, Pam Yonkin and Brad Greeley would like an article about this event included in the next issue of the Islander.

7. Adjourn.

There being no further business to come before the Board, Selectman Maher made a Motion to Adjourn which was seconded by Selectman Frampton. Motion carried.

Meeting Adjourned at 9:15 PM.