

SELECTMEN'S MEETING
Minutes of 12/06/04

Selectmen:

Frank Michel, Chairperson
Robert C. Flanders
Peter Miller

Town Manager:

Carol M. Granfield

Administrative Assistant:

Wynette DeGroot

Call to Order: 4:00 p.m.

Roll Call:

Frank S. Michel, Chairman, Robert Flanders, Peter Miller, Carol Granfield, Wynette DeGroot

ACCEPTANCE AND APPROVAL OF THE MINUTES:

- *Bob Flanders made a motion to accept the minutes of the Selectmen's Meeting of 11/15/04 and the minutes of the meeting of November 19, 2004, as presented, Peter Miller seconded the motion, approved unanimously.*

TOWN MANAGERS REPORT:

Employee Recognition Program - The Town offices will be closed on Wednesday December 8, for employee recognition from 12 to 2 pm.

Christmas Tree Lighting - Weekend activities were outstanding. Many thanks to our Parks and Recreation Department for their successful activities. Official tree lighting took place at Hesky Park and an afternoon of activities was enjoyed by many at the Library. Maybe a "Bonfire" could be added next year.

Town Hall Renovations - Transitioning back to newly renovated area. New workstations are set up and this should be all completed by the end of December.

Assessing Office - The Town continues to have an interim contracting work and still seeking an Assessor. In addition to the staff at the office, there should be someone from the consulting firm in the office on Wednesday & Thursdays. If the public needs specific appointments, they can contact the office. We also will be meeting to start the revaluation agreement that has been signed by the Department of Revenue and submitted to the BTLA. Information will be given to the public as to the process of the revaluation.

Budgets - Carol has been meeting with the departments reviewing their specific requests. Next week will be the workshops with the Selectmen to review the budgets. The times are 12/15 from 12 to 5, 12/16 from 12 to 5 and 12/17 from 12 to 3 located at the Town Hall Annex.

Cable - Unfortunately there is no cable today due to a change in personnel and the equipment is at the Christmas Auction. Carol has had someone who has offered their equipment and another individual who has volunteered to tape the evening meeting and attempting to work with the High School or any other volunteers to work on our 4 pm meetings.

VISITOR'S AND RESIDENTS COMMENTS: (Non-Agenda items)

David Hanson of Pinnacle Park Road - David Hanson stated he sent letters out in an effort to disseminate information to property owners so they may cast their vote for or against the sewer project. David hopes by the end of the week, the Town will have 90% of responses back to Town.

Mr. Hanson directed several questions to the Board of Selectmen.

The first was what factors influenced the Board of Selectmen to give a higher priority to the sewer installation on Pinnacle Park Road rather than the lakeshore surrounding Waukewan?

Mr. Flanders stated that we can pick up more property in a shorter sewer extension there than anywhere else. That Bay is very critical to Meredith. There are a lot of septic systems that are in no good shape and the lots do not have good potential to create a system that meets state standards.

Another reason, more than 50% of the shore of Lake Waukewan is not within the boundaries of Meredith. Waukewan water quality is good. The quality of the water in Meredith Bay is good, but there were only two test sites, one out in the middle and the other was at the public launch in town and if that tested bad, it would be an indication of a problem with the Waukewan because that site is a constant flow of water from Waukewan.

Frank commented on the guiding document, the Master Plan, which was done in 2002 that reaffirms what we in Meredith care about and that is the quality of life and the natural resources. The sewer is up to Meredith Marina and seems it would be the best for everyone to have sewer surround the lake. Ultimately it is a Selectmen's call. Many are for the project and many are against. The Board has decided not to do anything for the Town Meeting in 05 and to have another spring informational meeting because we have Mr. Hill writing letters on our behalf and Mr. Hanson writing letters. We need input because it is important.

Mr. Hanson asked how the vote would be counted?

The voting is our taking the temperature of the area.

Frank answered that the cost is so significant, 20,000 to 25,000 to hook up to the sewer, (residents can appeal to the Board for a waiver for up to five years). The policy decision it would be what is in the best interest for the Town of Meredith.

Mr. Miller asked if the Town Meeting is the ultimate decision maker?

Bob Flanders replied that according the RSA's, they empower the Selectmen to make that decision. If we do, it would still require a warrant article to provide the funds to accomplish the project. If the Selectmen feel this is a threat to the Bay, we can vote to move this forward even if no one was in favor of the project. The vote would need to be 2/3 to pass at Town Meeting.

Frank would like Mr. Hanson to submit his questions in writing and they will be answered and put onto the web which would be much more prudent.

Mr. Hanson - If phase one gets a vote greater than 50%, where would you go?
How did you arrive at a cost for each lot?

Bob Hill responded to the question indicating the number of lots was divided into the project cost.

123 lots into the total cost regardless of frontage. Mr. Hanson asked if this is a fair way of distributing the cost? Mr. Flanders answered yes.

Peter Miller had a thought to share with Mr. Hanson: A great many residents of Meredith have a stake in the water quality of Meredith Bay. The decision as to whether or not to extend a sewer line the length of Pinnacle Park Road does not hinge solely on the sentiments of the Pinnacle Park residents. We have to look at the broader picture.

Bob spoke to the bonding of betterment assessments

Mr. Butler spoke regarding the letter he sent. Mr. Butler would like the Town to send a letter that is factual and honest. Since 1981 Mr. Butler stated the bottom of the lake is not what it used to be. He feels this is good for the residents of the road and the Town. He supports this project.

Frank requests that Carol Granfield draft a letter with Bob Hill a summary letter of where we are and the in spring we will revisit this, that way the homeowners can participate.

SELECTMEN COMMITTEE REPORTS:

Reports will be given at the second meeting of each month.

Planning Board: Pre-application for property on Waukewan St. to subdivide which does not conform to our subdivision regulations.

New Business: Agenda Item

04 - 104 Carl Johnson, Jr. representing the request for a road standard waiver for Mass Ave. Extension from Leia Lane.

Presentation of plan for upgrade of road for a safer access not only for the 5-lot subdivision but also for the residents of the remainder of the road. The cost and the upgrade of the roadway will be by the developer along with installation of a sewer line and upgrading the existing of the water line. They have all been reviewed and agreed with by Town Departments.

Frank Michel recused himself from this item due to his representation of Leia Lane, LLC.

Bob indicated the Planning Board gave conditional approval upon approval of the waiver.

Peter Miller asked why it could not be the Town standard of 20 feet?

Mr. Johnson explained the widths of the two 9 foot travel lanes are somewhat bigger than what could be accommodated by a low intensity road of this nature. The aesthetic difference is a noticeable difference. The width also accommodates the vertical curve. This also minimizes the impact to the wetlands. The hammerhead has been moved to reduce impact to wetland.

*Peter Miller made a motion to grant the 2 waivers to Massachusetts Ave Extension requested regarding the width of the pavement and hammerhead turnaround.
Vote 2 in favor. Frank did not vote. Motion passed.*

04 - 105 Presentation of Space Needs Report by Miller Lovett

Miller explained the charge of the Space Needs Committee which was to look at all of the Town facilities and to look ahead 5 to 20 years for the planning process of the needs of the Town. Miller introduced all of the members of the Committee and explained how the report was developed.

Frank Michel thanked the Committee for a job well done.

Bob Flanders thanked the Committee also and spoke of the talent of the folks involved. He also said the report will be valuable in assisting with the future development of the Town facilities.

Peter Miller also recognized the big job the Committee faced and fulfilled admirably.

Carol Granfield stated the Committee did an outstanding job and was a great group effort.

A copy of the Space Needs Report is available for viewing at the Town Hall and at the Library. The Executive Summary is also available on the Town website, www.meredithnh.org.

*Bob Flanders made a motion and thanked the Committee again for an excellent report and accepted the report as complete. Peter Miller made an amendment to the motion to adjourn the Committee and seconded the motion.
Vote taken. All in favor. Motion passed.*

04 - 106 S.E.A. Water System Evaluation Analysis Report

Bob Hill introduced Ray Corber, Principal Engineer and Rob McCoy, Sr. Project Engineer of S.E.A. Consultants Inc. The consultants conducted a presentation, which reported on the findings and assessments of an evaluation completed on the water system owned and operated by the Town of Meredith, NH. The evaluation included a water treatment plant and storage tank analysis, development and calibration of a hydraulic computer model, an assessment of existing conditions in the water distribution system, identification of system deficiencies, and the development of capital improvements program to alleviate those deficiencies.

04 - 107 Appointment to the Conservation Commission

The Selectmen discussed the appointment of Donald MacFarlane to the Conservation Commission. They reviewed his attendance and the support of the voting members of the Commission.

Peter Miller made a motion to appoint Donald MacFarlane as a regular member of the Conservation Commission with a term to expire in 2006. Bob Flanders seconded the motion. All in favor. Motion passed unanimously.

Old Business:

Peter Russell spoke to the issue of increasing the Board of Selectmen from a 3 member to a 5 member Board.

Frank explained that this item should have been on the “ballot day” this past year. Carol sought advice from council that determined the Board is not obligated to bring it forth as a Selectmen’s Warrant Article.

Peter Russell would like to see the Board bring it forward to vote on. He feels a three-man board to a five-man board would only tweak the current form of government. One concern would be voting for three people at one time. If the Community feels

Frank would like to have this put on the agenda December 20 to discuss further.

Peter Miller suggests if this does go on the ballot for 2005, that the Town of Meredith sponsors a discussion on this issue.

Bob strongly expressed his desire to have the meeting televised.

Bob Flanders made a motion to enter a non-public session to discuss real estate and personnel issues under RSA-91-A:3 II a & d at 6:45 p.m. Seconded by Peter Miller. Motion voted unanimously.

Bob Flanders made a motion to direct Town Manager to send a letter regarding fees owed as recommended by staff to Hampshire Hospitality Holdings for Church Landing. Seconded by Peter Miller. Frank Michel recused himself from the vote. Two in favor. Motion passed.

Bob Flanders made a motion to direct Town Manager to send a letter regarding fees owed as recommended by staff to Robert Ambrose and David Sticht for the laundromat at Province Commons. Seconded by Peter Miller. All in favor.

Bob Flanders made a motion to exit non-public and adjourn the meeting at 8:00 p.m. Seconded by Peter Miller Unanimous vote.

Respectfully submitted:

Carol M. Granfield, Town Manager

Frank S. Michel, Chairman

Wynette DeGroot, Administrative Assistant

Robert C. Flanders

Peter N. Miller