

Board of Selectmen Meeting
Minutes of January 8, 2007

Selectmen:

Peter N. Miller, Chairman
Peter F. Brothers
Miller C. Lovett
Frank S. Michel
Colette Worsman

Town Manager:

Carol M. Granfield

Recording Clerk:

Karin Landry

Call to Order: Chairman Miller called the meeting to order at 5:35 p.m.

The Chair introduced the Board, Town Manager and Recording Clerk.
Announcements were made pertaining to fire exits, listening assisted devices and microphones.

ACCEPTANCE AND/OR CORRECTION OF MINUTES:

07-01 Workshop and Non-Public Meeting Minutes of 11/27/06, Regular Board Meeting Minutes of 12/04, Workshop Minutes of 12/04/06, 12/07/06 12/11/06 and 12/14/06; Workshop and Regular Board Meeting Minutes of 12/18/06.

Frank Michel proposed a change in the wording of the minutes of the December 11 Workshop under “Capital Items, Water & Sewer” to read “Water and Sewer is not a fully funded enterprise fund . . .”. He also corrected a couple of minor typographical errors.

Miller Lovett requested that the December 4 Board Minutes be acted on separately to allow for further dialogue regarding the wording under Selectmen Comments.

Colette Worsman motioned to approve the minutes of the 11/27/06 Workshop and Non-Public Meeting, the 12/04, 12/07 and the 12/14 Workshop Minutes as presented; the 12/11 Workshop minutes as amended by Selectman Michel; and the Workshop and Regular Board Meeting Minutes of 12/18/06 . Seconded by Frank Michel. All in favor. 5-0. Motion passed.

Selectmen Lovett does not believe that the comments he made at the December 4 Board meeting are accurately reflected under “Selectmen’s Comments”. Dialogue ensued regarding what was discussed at the meeting and it was agreed that acceptance and/or rejection of the Minutes of the meeting will be deferred until Selectmen Lovett submits proposed wording regarding his request for an official statement from the Board for the public.

TOWN MANAGER'S REPORT:

- Because New Year's Day fell on a Monday, there has been a change in the meeting schedule for the month of January. The next meeting will be a regular Board meeting on January 22 at 5:30 p.m.
- The Beautify Meredith Adopt a Spot program has ten locations that are adopted. There are additional spots that are available for adoption. Any person or business that wishes to participate in the program should contact the Town Manager.
- The Town will solicit sealed bids for 9 parcels of land that were acquired by Tax Deed. Letters are being sent to the abutters. There are no big parcels included in the package.
- The Town has received many positive comments from the public on the lights and decorations over the winter. Suggestions have been made to replace the sleigh at Hesky Park with one that would be more in keeping with the area. If anyone is interested in donating an attractive wooden sleigh, please contact the Town Manager.
- A public informational meeting will be held at the Meredith Center Fire Station at 7 p.m. on Tuesday, February 13 to explore possible improvements to the Meredith Center intersection by Childs Park. The Town Manager encouraged Board members to attend the meeting to learn about the options for improvements.
- February 2 is the last day citizens may submit petitions calling for items to be placed on the 2007 Town Warrant. The signatures of 25 registered voters are necessary to advance an initiative.

VISITOR'S AND RESIDENT'S COMMENTS:

Former Selectman Bob Flanders approached the Board with a request for the approval of funding of non-budgeted improvements to the new police station. He asked the Board to approve plumbing for a washing machine and venting for a dryer, pointing out that during the course of duty officers can be exposed to hazardous materials such as bodily fluids, pepper spray, powder residue and fire extinguisher chemicals that should not go in the family laundry. Mr. Flanders also asked the Board to revisit the negative decision it made on December 8 to take advantage of an opportunity to improve the facility at minimum cost by allowing for non-budgeted improvements to the 856-square foot space that is designated for future expansion. During the planning phase of the police station, Chief Morrow intended to be able to utilize space at the Community Center for training and meeting purposes but has been unable to schedule room when needed. The creativity of Bauen Corporation has created a surplus of over \$6,000 in the building fund and Mr. Flanders suggested that the surplus be used to finish the space designated for future expansion so that it can be utilized as a training and meeting room. Mr. Flanders believes the Selectmen are stewards of the Town's funds and that it would be unfortunate to miss an opportunity to expose taxpayers to significant additional costs and inconvenience in the future by not taking steps to finish off the room while the contractors are on site.

Andre Kloez of Bauen Corporation highlighted the areas of significant savings in the project for the Board including changes to the siding and the landscaping plan.

Chair Miller agreed that there is an opportunity for cost savings, but he believes he gave his word to the taxpayers that the space would be set aside for future expansion. He sees it as a matter of keeping faith with the voters and keeping one's word.

Selectman Michel believes approving funding for finishing the space is fiscally responsible and not breaking a pledge to the public. He suggested the Board move forward with the approval, and get periodic updates from Bauen and Mr. Flanders.

Selectman Brothers feels that it was represented to the voters that the station would be built with some reserve space to be used for future purposes. He has received feedback from the public suggesting that the excess funds be returned to the General Fund. He does not believe the Board should go beyond making adjustments for the washer and dryer that are oversights in the original plan. In response to questioning by Mr. Flanders, he responded that there is no implied obligation to spend money to go further than intended because you have created an excess.

Selectman Lovett pointed out that the Board should be mindful of the timeline impact upon the decision since the contractors will be out of the building in about a month. He believes that the Board was elected to make the best business decision they can at the current time even if it seems contrary to what was made before. Funding the work will save money for the people – it won't finish the room, but make it serviceable. He believes that this is a matter that must be addressed for the benefit of the taxpayers.

Selectman Worsman is concerned that the voters will not believe the Board if they change their minds and feels it is an issue of integrity.

Dialogue continued among the Board regarding matters of integrity and commitment. Mike Fowler spoke as a resident and taxpayer in favor of approving the additional work and does not believe the intent is changed by approving the funding of non-budgeted improvements. Andre Kloetz suggested compromising with the installation of plumbing and venting for the washer and dryer and extending heat into the unfinished space. The space would remain unfinished and it would be easier to improvements at a later time with the heating system and ductwork in place. He urged the Board to vote for the improvements as the construction manager and taxpayer.

Chair Miller commented that it sounds as though the completion of duct work into the unfinished space should have been part of the original plan.

Chair Miller moved that the Board authorize Bauen Corporation to have the heating duct work to the unfinished space completed and the plumbing installed for the washing machine and duct work installed for the dryer. Seconded by Peter Brothers. 4 in favor, 1 abstention (Colette Worsman). Motion passed.

NEW BUSINESS:

07-02 Request for Plaque on POW/MIA Stone (Hesky Park)

Resident Holly Tetreault requested that the Board approve the placement of a 12-inch round bronze plaque on the top face of the large granite stone at Hesky Park that will read "For POW/MIA's and their Families . . . Past, Present, Future". The POW/MIA logo will be in the middle of the plaque. The plaque will make the stone the official monument. Funding will be provided by the POW/MIA network and other organizations. Ms. Tetreault commented that the stone itself has become a symbol of solid commitment to never forget and believes this is a wonderful opportunity to show the men and women who are currently serving that we are grateful. She answered questions about the placement of the plaque and addressed concerns that the picture given to the Board is representative of what the plaque will look like. Selectman Michel asked that the Board be notified if the design changes in any dramatic way.

It was the general agreement of the Board that the plaque is attractive, in good taste and that it will enhance the location.

Miller Lovett moved that the Board approve the addition of the plaque on the MIA/POW Memorial Stone. Seconded by Peter Brothers. All in favor. 5-0. Motion passed.

**07-03 Zoning Ordinance Amendment
Petitions submission to Planning Board**

Carol Granfield explained that two petitions were received to amend Article V Section D-1 of the Zoning Ordinance (**SEE STAFF REPORT, ADDENDUM I**). The petitions have been verified and confirmed by the Town Counsel and Town Clerk. The Selectmen are responsible for determining if the petitions are accurate and submitting them to the Planning Board so they can hold public hearings. Carol explained that the Board does not need to give input as to whether or not they support the amendments and recommended that the Board submit the petitions to the Planning Board.

Peter Miller moved to submit the petitions received to the Planning Board in accordance with RSA 675:4 as the petitions are in correct warrant article form and further to have the Town Clerk include each question on each petitioned amendment on the appropriate ballot to include the Planning Board's approval or disapproval noted. Seconded by Miller Lovett. All in favor. 5-0. Motion passed.

07-04 Schedule CDBG Public Hearings

In an effort to increase Workforce Housing in Meredith, a Community Development Block Grant (CDBG) Project is being worked on with the Laconia Area Land Trust (**SEE STAFF REPORT, ADDENDUM II**). Carol Granfield recommended the Board approve notification that there will be three consecutive public hearings scheduled on January 22 to hear public comment.

Peter Brothers motioned that the Board of Selectmen move to direct the Town Manager to schedule the three consecutive Public Hearings on Monday, January 22 to hear public comment. Seconded by Colette Worsman. All in favor. 5-0. Motion passed.

Chair Miller noted that it is exciting that progress is being made toward building workforce housing in Meredith, which was identified as a priority of the Board and one of its goals for the next two years. In addition, he praised the work the Board has done on the budget, including 19 hours of budget work sessions thus far.

Frank Michel motioned to adjourn to a workshop at 7:00 p.m. in order to work on the budget. Seconded by Colette Worsman. All in favor. 5-0. Motion passed.

Respectfully submitted,

Carol Granfield, Town Manager

Peter N. Miller, Chairman

Karin Landry, Recording Clerk

Peter F. Brothers

Miller C. Lovett

Frank S. Michel

Colette Worsman

Addendum I Staff Report –

**Staff Report
Zoning Ordinance Amendment Petition
January 8, 2007**

Background: Two petitions were received to amend Article V Section D-1 of the Zoning Ordinance.

Issue: For the Board of Selectmen to determine if the petitions are in correct warrant article form and if so to submit the petitions to the Planning Board for a Public Hearing and place the petitioned amendments on the ballot.

Discussion:

- The Method of Enactment by Petition is stated in RSA 675:4 that is attached.
- The petitions were received within the time requirements.
- Both petitions meet the requirements of Twenty-five or more voters (Cluster Development Deletion 60 - petitioners / minimum 12 acre lot - 40 petitioners).
- Per Tim Bates, Town Counsel, the amendments may go forth to the Planning Board.
- The Town Clerk needs to include each question on the appropriate ballot with the Planning Board's approval or disapproval noted.

Fiscal Impact: Administrative costs to the Town for processing petitions, Public Hearings and ballot articles.

Town Manager Recommendation: It is recommended the Board of Selectmen submit the petitions to the Planning Board by the following motion:

“Move to submit the petitions received to the Planning Board in accordance with RSA 675: 4 as the petitions are in correct warrant article form and further to have the Town Clerk include each question on each petitioned amendment on the appropriate ballot to include the Planning Board's approval or disapproval noted”.

Addendum II –

**Staff Report
Schedule CDBG Public Hearing
January 8, 2007**

Background: In an effort to increase Workforce Housing in Meredith, a Community Development Block Grant (CDBG) Project is being worked on with the Laconia Area Land Trust.

Issue: To schedule a Public Hearing on the project to meet specific requirements.

Discussion: In order to proceed with grant application, the Board of Selectmen must hold three consecutive Public Hearings on January 22 to hear public comment on:

1. A proposed implementation application to the Community Development Finance Authority for up to \$500,000 in Community Development Block Grant funds. The funds will finance a portion of the sitework related to the construction of the Meredith Affordable Housing Development, a new 32 unit housing development proposed for 31 Boynton Road in Meredith.
 2. The Residential Antidisplacement and Relocation Assistance Plan will be reviewed.
 3. The Housing and Community Development Plan will be reviewed.
- Donna Lane, the Grant Administrator will present the information at the Public Hearings.
 - The scheduling of the Public Hearing as an agenda item is simply to better communicate with advance notice to the public that these hearings will take place and be scheduled.

Fiscal Impact: None to the Town at this time.

Town Manager Recommendation: It is recommended the Board of Selectmen move to direct the Town Manger to schedule the three consecutive Public Hearings on Monday, January 22 to hear public comment.

Carol M. Granfield
Town Manager