

APPROVED
MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING
November 14, 2011

PRESENT: Nate Carmen, Chairman
Gary Daniels, Vice Chairman
Tim Finan, Member
Mike Putnam, Member
Katherine Bauer, Member
Guy Scaife, Town Administrator
Darlene J. Bouffard, Recording Secretary

1. CALL TO ORDER, BOARD OF SELECTMEN INTRODUCTIONS & PUBLIC SPEAKING

INSTRUCTIONS: The Board of Selectman went directly into the 5:30 non-public meeting in accordance with RSA 91-A:3, II(e) Legal. Immediately following the non-public session which ended at 6:25 p.m., the public meeting was called to order by Chairman Carmen at 6:25 p.m. who introduced Board members and led the audience in the Pledge of Allegiance. Chairman Carmen noted that those people in the audience who want to speak or add to the discussion should please use a microphone in order to be heard on the PEG Access live broadcast. The public meeting began with the 6:00 appointment.

2. APPOINTMENTS:

5:30 p.m. – Non-Public Session (RSA 91-A:3, II(e) – Legal). Vice Chairman Daniels moved to enter into non-public session at 5:30 p.m. for a legal discussion. Selectman Finan seconded. All were in favor. Motion passed 5/0.

After discussion, Selectman Finan moved to come out of non-public session at 6:25 p.m. Vice Chairman Daniels seconded. All were in favor. Motion passed 5/0. Chairman Carmen announced that in non-public session, there was a legal discussion, no decisions were made. Selectman Finan moved to seal the minutes of the non-public session. Vice Chairman Daniels seconded. All were in favor. Motion passed 5/0.

6:00 p.m. – Request for Denial of (52) and Approval of (18) Property Tax Abatement Applications and Acceptance of 2011 Municipal Assessment Data Sheets. Marti Noel, Town Assessor, explained that she has 52 abatement applications she is recommending for denial and 18 abatement applications she is recommending for approval. Ms. Noel introduced Attorney Roy McCandless and developer Chris DeRosa of the Badger Mountain subdivision. Attorney McCandless is representing Badger Mountain and is concerned with the way these properties have been assessed. Ms. Noel explained there are 66 abatement applications; in researching those, she found the town was taxing more lots than there are. There have been many changes to the plans over the years and some parcels had stayed on the plan and should not have. Ms. Noel's recommendation is to remove those lots but any taxes that had been paid, she is recommending they be abated. Several lots were listed as buildable but were not.

Vice Chairman Daniels moved to approve the abatements on 18 parcels as recommended and as listed below. Selectman Finan seconded. All were in favor. Motion passed 5/0.

<u>PARCEL #</u>	<u>PROPERTY LOCATION</u>	<u>ABATEMENT AMOUNT</u>
51-26-74	Badger Hill Drive	\$ 576.33
51-26-77	Badger Hill Drive	\$ 885.77
51-26-78	Badger Hill Drive	\$ 996.01
51-26-79	Badger Hill Drive	\$ 879.97
51-26-80	Badger Hill Drive	\$ 978.60
51-26-81	Badger Hill Drive	\$ 879.97
51-26-82	Badger Hill Drive	\$ 936.05
51-26-84	Badger Hill Drive	\$ 524.11
51-26-119	Timber Ridge Drive	\$ 747.94
51-26-120	Timber Ridge Drive	\$ 737.58
51-26-121	Timber Ridge Drive	\$ 739.65
51-26-122	Timber Ridge Drive	\$ 750.02
50-26-182	Timber Ridge Drive	\$ 676.90
50-26-183	Timber Ridge Drive	\$ 663.36

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1	<u>PARCEL #</u>	<u>PROPERTY LOCATION</u>	<u>ABATEMENT AMOUNT</u>
2	50-26-184	Timber Ridge Drive	\$ 671.09
3	50-26-185	Timber Ridge Drive	\$1,483.82
4	50-26-186	Timber Ridge Drive	\$1,494.18
5	50-26-187	Timber Ridge Drive	\$1,531.49
6			
7		TOTAL	\$16,152.84
8			

9 Ms. Noel has also recommended denial on 52 requests for abatement; they had already been reduced in
10 value, no additional information is available and she would recommend leaving them as they are. Attorney Roy
11 McCandless explained he is representing Chris DeRosa on this subdivision, noting these may not be parcels; they
12 have not changed at all. Lowering of values is indicated. The last phase is identified but there is no road accessing
13 the lots. Out there today, there is not a road to lead to the area, to build that road will cost about one million dollars.
14 On top of the plan, that Phase is for 61 lots but there is nothing to identify the lots because they have to be re-
15 engineered to have individual septic. The town asked that the community septic be eliminated and have individual
16 septic. There is no water approved for the lots; we are approved with the present water system from Pennichuck for
17 106 lots but the plan is approved for 180 lots. Wells have been drilled but they need to be tested and evaluated. We
18 are in process of trying to get passed 106 approved lots. We cannot go beyond the 106 lot limit because there is not
19 water approved for those additional lots. The town has been assessing the subdivision as if every one of the lots is a
20 tract of land. There is a Supreme Court case going on which defines the subdivision. These lots are not separate
21 tracts. There are no pins that separate the lots because they are paper lots, but still require a lot of work to be done
22 before it can move forward. They are not separate tracts of land, it is one big parcel. We cannot go out there today
23 to buy one parcel out there. It has been approved in concept, but because of the water and septic, we do not know if
24 we can further develop the parcel. There are also five trailers in the middle of the road, for construction use, but we
25 will be taxed as though those trailers are real estate; the trailers do not have to be there permanently, there is no in-
26 tent to keep the trailers there permanently. There is no justification for taxing those trailers. These lots should not
27 be taxed as separate lots because they are approved, but paper only. You cannot justify the value placed on the lots
28 with the facts. Selectman Bauer said there is no road, but there is a way to get to the trailers. Attorney McCandless
29 responded there is a bit of a road from 1996, but Phase VI has 61 lots yet to be built. Mr. DeRosa said when the lot
30 is referred to, we have the right to bill for a number of lots, but we do not know physically if 61 lots can go there.
31 When is a lot a lot? Just because you have the right to do something, does not mean you will do it.

32
33 Chairman Carmen’s understanding is there is a subdivision approval that approved the lots, if it is no longer
34 viable, things have changed, the approval states they are worth so much and then something else is being talked
35 about. We have an approved subdivision plan, but if things have changed, should that be revoked? Attorney
36 McCandless explained in Hooksett, if it is a “paper road” you have a lot value on the property since there is no road.
37 Mr. DeRosa indicated having the right to bill does not mean we can do it. It was originally designed to have a
38 community septic but the town wanted private septic on each lot. Mr. DeRosa said the assumption of the number of
39 lots is wrong.

40
41 Chairman Carmen asked when Mr. DeRosa took possession of this property. Mr. DeRosa responded it was
42 about 8 months ago. Attorney McCandless said it was a 2010 foreclosure deed. Marti Noel indicated this is an ap-
43 proved subdivision plan; it is an approved plan. They have lots, this is the plan they have given Milford. If they
44 want to change the plan right now, they can, but the plan is to build 180 homes. Selectman Finan said it sounds like
45 this type of thing happens a lot. Ms. Noel responded it is a reduction of value based on the approval provided in
46 2008. Ms. Noel has introduced other options such as Land Use Change Tax or a lot merger which could put the lots
47 on the back burner. But without any further action by the owner, they are buildable lots. Ms. Noel said they cannot
48 have it both ways. Selectman Finan stated if this request is turned down, can they make changes and come back
49 with those changes? Guy Scaife indicated the developer has serious concerns about whether 61 lots are valid, we
50 have been talking about this for over a year now. If that is a serious concern, the developer should do the work to
51 detail out the buildable lots. That is the way Milford has always done it, so if there are concerns, that needs to be
52 worked out. We are being consistent with many years of past practices and the way we have treated other develop-
53 ers and the way this subdivision was treated. As individual lots, the new value we have placed on them, is that value
54 fair? The Assessor thinks it is, said Mr. Scaife, and you are challenging that. Attorney McCandless said if we lose
55 on the lots (parcels) versus one lot, we still do challenge the number of lots because of the amount it will take to get
56 there.

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1 Ms. Noel feels her position is substantiable, the appellant feels their case is strong, it gives us time to get
2 substantiation from the appellant. Mr. DeRosa indicated the engineer said the plan was approved but was never
3 done with topography, but until it can be proven, we cannot guarantee it can be done. It is a conception but the en-
4 gineer feels 61 lots cannot be added. Public water may not be available so we might be down to 30 lots.
5

6 Vice Chairman Daniels asked why you have not filed a modification to the plan. Mr. DeRosa answered
7 there is no plan that has been approved, this was done back in 1989 and it has been changing all along. Every lot
8 line has been adjusted over that time. Vice Chairman Daniels suggested Mr. DeRosa is here opposing the assess-
9 ment to the 61 lots but why did you not file a modification on paper lots to be more realistic so that the tax would be
10 different? Mr. DeRosa answered we have not spent the money on topography, etc. to do that. There have been a
11 couple of different concepts but no finalized plan presented to the Planning Board. The water is about 6 months
12 away from knowing what we have. Right now, we cannot build the 14 that are on the road. Vice Chairman Daniels
13 said the conceptual plan has changed how much from the original plan? Mr. DeRosa said he cannot guess that.
14

15 Chairman Carmen asked Janet Langdell to provide input from the Planning Board. Ms. Langdell deferred
16 to Bill Parker for that history. Bill Parker indicated this has been an evolving process and has been ongoing. In
17 2007/2008, the Planning Board wanted to get the Master Plan approved, and this plan was approved for 180 lots at
18 that time. Those lots were conceptual on top of the plan; Chris DeRosa and Marti Noel are both right, they do have
19 180 lots approved, but he is not sure of the configuration.
20

21 In conclusion, Ms. Noel stated that she is recommending the 52 lots for abatement be denied. Selectman
22 Finan moved to deny the 52 requests for abatement as listed (as follows). Selectman Bauer seconded. All were in
23 favor. Motion passed 5/0.
24

<u>PARCEL #</u>	<u>PROPERTY LOCATION</u>
51/26-70	(all properties are Badger Hill or Timber Ridge Drives)
55/26-130	
55/26-132	
55/26-134	
55/26-135	
55/26-136	
55/26-137	
55/26-138	
55/26-139	
55/26-140	
55/26-141	
55/26-142	
55/26-143	
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55/26-153	
55/26-154	
55/26-155	
55/26-156	
55/26-157	
55/26-158	
55/26-159	
55/26-161	
55/26-163	
55/26-165	
51/26-72	
50/26-124	

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1	<u>PARCEL #</u>	<u>PROPERTY LOCATION</u>
2	50/26-126	(all properties are Badger Hill or Timber Ridge Drives)
3	50/26-128	
4	50/26-129	
5	50/26-131	
6	50/26-133	
7	50/26-160	
8	50/26-162	
9	50/26-164	
10	50/26-166	
11	50/26-167	
12	50/26-168	
13	50/26-169	
14	50/26-171	
15	50/26-173	
16	50/26-175	
17	50/26-177	
18	50/26-179	
19	50/26-180	
20	50/26-181	

21
22 The second item being presented by Marti Noel, Town Assessor, is the 2011 Equalization Municipal Assessment Data Sheets which must be returned to the Department of Revenue Administration by December 15, 2011.
23 Ms. Noel hoped the Board of Selectmen had a chance to review the individual sales and are ready to approve the
24 equalization rate. The preliminary analysis is done, but is not yet approved. Their analysis has been used to come
25 up with the numbers. The properties have been brought in line with market values. 93 valid parcels were included
26 this year. The information is in line with DRA requirements and Ms. Noel wanted the Board of Selectmen to be
27 aware of where we will come up. Chairman Carmen asked if there were questions from the Board. There were
28 none. Chairman Carmen noted the documents are public and provides phenomenal evidence regarding what hap-
29 pened to the property values in 2011, this lists every property sold and gets to the meat of the values. It shows ex-
30 actly what happened. It is different in each section of the country and State. Ranches might have taken a bigger hit
31 than colonials in Milford and it shows how the values were changed. Additional years were used to make sure we
32 were looking at everything. Vice Chairman Daniels felt the listing was both valid and usable. Ms. Noel did note
33 that this listing takes into account arms length sales, but does not include family transactions, foreclosures, bank
34 sales and other non-valid or non-usable transactions.
35

36
37 Selectman Finan moved to accept the 2011 Municipal Assessment Data Sheets as presented. Vice Chair-
38 man Daniels seconded. All were in favor. Motion passed 5/0.
39

40 **6:45 p.m. – Non-Emergency Community Transportation Bus Service Program Update and 2012 Warrant**
41 **Article Discussion.** Janet Langdell, Souhegan Valley Transportation Collaborative (SVTC) Chair, provided an up-
42 date of the SVTC, noting the bus just recently provided its 5,000th ride! Ms. Langdell provided data on ridership
43 and funding, noting that Milford has the highest ridership (72%), followed by Hollis (14%). The destinations for
44 most riders are doctor’s offices, followed by the Milford Market Basket. Currently the bus is providing service
45 three, eight hour days per week. The average number of rides has doubled; new passengers are now riding the bus,
46 with 7-8 new passengers per month. There is growing interest from other communities who are thinking of getting
47 “on board”. Next year, it is possible the bus will provide over 3,000 rides in one year. Milford is still the leader
48 with the majority of rides, but we are starting to see Amherst and Hollis creeping up with ridership. In looking at
49 funding for 2012 and 2013, the collaborative is looking at what is feasible. Currently, the group is being told by
50 NRPC that it will again fund this effort, but with the current economic climate, Ms. Langdell will believe it when
51 she sees it. SVTC is trying to raise \$36,710 for next year. The motor vehicle registration fee is working well in
52 Hollis and funds their portion of the program. There are going to be people that feel \$26,500 is too high (for Mil-
53 ford’s portion) but Milford is using 73% of the service. The top priority is to figure out the financials. A petition
54 warrant article is an option, a line item in the budget is another option and a regular warrant article supported by the
55 BOS is a third option. SVTC will pursue Federal funding and is looking to the West to get another community in-
56 volved.
57

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1 Selectman Bauer asked if advance notice is still needed to get a ride. Ms. Langdell said yes it is, 48 hours
2 is required and if there is need to cancel, people should call to cancel in advance. Chairman Carmen asked if vouch-
3 ers are still used. Ms. Langdell said that vouchers are available for those people who really need them. The rides
4 cost \$2 each way. Chairman Carmen indicated it is great to see the growth in this program. Chairman Carmen
5 asked how much the town provided last year. Ms. Langdell responded it was \$35,000 last year. Chairman Carmen
6 noted this year's request will be less than last year for fewer hours. If we move forward, would that figure be con-
7 tingent on getting the other funding? If you get a grant, will the town get the money back? Ms. Langdell said if the
8 SVTC gets the grant, we would like to keep the money because it allows better planning and moving forward.
9 There is no paid staff in the SVTC, we are just keeping it going, when March comes, we get into a panic about fund-
10 ing. Marcia Nelson, SVTC Secretary, added that everyone turns into a Nervous Nellie at that time.

11
12 Ms. Langdell said they try to do good planning, but if there was a stipulation that if we get Federal Funding
13 and the town does not want SVTC to keep the town funding, we will give it back. Next year, Chairman Carmen said
14 SVTC may not be looking for any money, it may be a self sufficient program. Ms. Langdell indicated the SVTC is
15 rolling everything forward. Chairman Carmen suggested if the funding was a line item in the budget, it would be
16 nice, but he does not feel that will be necessary and it is risky. Ms. Langdell thinks it would be simpler if it was in
17 the budget. If it is in the budget, Ms. Langdell said it won't have to be campaigned for as a warrant article is and it
18 would help the SVTC to have more solid planning. Ms. Langdell said we are talking with Amherst about how to
19 address this; there are questions about if it will be part of their budget. Hollis has taken the motor vehicle registra-
20 tion fee and this town might want to consider that. Selectman Finan indicated the SVTC has done a phenomenal job
21 and has his support; he would not be opposed to putting it in the budget, but that is risky. If the budget does not
22 pass, you don't have any money. Selectman Bauer indicated there are pros and cons both ways, she might support it
23 in the budget since it is the third year and it is growing. She indicated the program has made great progress and
24 there is more argument to put it in the budget than there was years ago.

25
26 **7:15 p.m. – Presentation on Potential New Economic Revitalization Zone (ERZ) – Powers Street.** Bill Parker,
27 Community Development Director, explained in early September, he met with the BOS who approved the Economic
28 Revitalization Zone (ERZ) in West Milford. The ERZ is an area that the town designates through the NH Depart-
29 ment of Economic Development. The State signed off on it and it is in effect. DevTech Labs/Preforms has moved
30 to Milford and is requesting an ERZ on Powers Street. This is a significant employment area in town and this pro-
31 gram will allow the businesses to apply to the State and promote economic development in the town. Marti Beck,
32 President/CEO of DevTech said they have outgrown their Amherst facility and over the last three months has reno-
33 vated a building in Milford and plans to start production in December. This company produces plastic bottles and
34 supplies local businesses such as Pilgrim Foods. Right now, they are looking at hiring 14 people and will add more
35 equipment and employees. Mr. Beck would appreciate any consideration of this since the cost of this business is
36 high. Selectman Bauer asked if this ERZ is all in the industrial zone. Bill Parker said that is correct. Vice Chair-
37 man Daniels asked where the access is for the two land-locked properties. Bill Parker answered that if they are de-
38 veloped, the access might come off of Powers Street or through Spear.

39
40 Selectman Putnam moved to approve the ERZ on Powers Street. Selectman Bauer seconded. All were in
41 favor. Motion passed 5/0.

42
43 **7:25 p.m. – Presentation of Proposed 2012 Ambulance Facility (Community Facilities Advisory Committee).**
44 Mark Fougere, CFAC Co-Chair, explained the CFAC has been working since the charge was established to look at
45 properties for a proposed ambulance facility. Through the site selection process, it was determined by the CFAC
46 that the Fuller Property would be the best site to house a 4-bay facility. At the 2012 Town Meeting, this will be pre-
47 sented to voters. This facility is considered an "essential facility" and therefore must meet those requirements. The
48 existing ambulance facility is deficient and cannot accommodate growth. In the process of selecting the site, a 23-
49 point evaluation system was used. 6-7 properties were reviewed using this system and the Fuller Property on Cot-
50 tage Street was selected, since it scored the highest. This is the best location for an ambulance facility. The site has
51 43,000 square feet and has a central location with good access, which was key. The Mike Castagna Consulting
52 Group has been tasked with the design of the facility. Research is continuing on whether natural gas or oil will be
53 used to heat the facility. Mark Fougere continued that the design is an ICF building with four bays (3 ambulances
54 and 1 paramedic); it will have low operational costs, and is expected to cost approximately \$3240 per year (to main-
55 tain). Mike Castagna started the design with approximately 9,000 square feet (of building) and has brought it down
56 to about 7,800 square feet; it is very efficient for movement of personnel and interaction with the public. The com-
57 munity room supports 30 people and can be used for different events; the proposed ambulance facility will provide 6
58 bunk rooms for staff that spends the night.

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1 Selectman Bauer asked that Eric Schelberg, Ambulance Director, provide some input at some point. Mr.
2 Castagna continued with elevations noting the facility will fit with the neighborhood; the ICF status goes up to the
3 eaves and the building is highly energy efficient. Mark Fougere noted that the committee looked at the flat versus the
4 pitched roofs and it was found that the pricing between both was pretty close. The prices of ICF versus steel were
5 also close, but the ICF will provide cost savings in operational and maintenance costs. Selectman Bauer asked what
6 the difference in cost is of ICF versus wood frame. Mr. Castagna responded about \$10,000 but a wood frame is not
7 for an essential structure. ICF would operate for less cost and provide an essential building. Mr. Castagna noted
8 that the pricing is all inclusive; all equipment in the facility to run it is included. Once built, it will be ready to go.
9 Vice Chairman Daniels asked how many washers and dryers there are. Mr. Castagna responded there are two wash-
10 ers and one dryer. Mr. Schelberg explained that when there is contamination or biohazard waste, the linens are
11 cleaned in a separate washer from station linen. Chairman Carmen asked if the ICF design had heat and utility costs
12 of \$3,242 per year. Mr. Castagna said that is correct, there is a formula that calculates those costs. And is there a
13 highly effective furnace, asked Chairman Carmen. Mr. Castagna said that is correct and the proposed cost is more
14 than natural gas, so he needs to explore the cost of extending natural gas to get that tied in for the cost savings for
15 natural gas. \$2.89 per gallon is proposed. The impact on homes in the \$250,000 range would be about \$20.75
16 (property taxes), it would be a twenty year bond at 3.24% interest.
17

18 Rod Watkins, Community Facilities Committee, indicated the cost to the town per year would be \$152,000
19 including interest, which is 3.24% today. Selectman Bauer asked if the first bond payment would be in 2013. Mr.
20 Watkins said that is correct. Mark Fougere indicated the town needs to do some public outreach which can include
21 the Transfer Station, Winter Farmer's Market, etc. He indicated he would be happy to answer any further questions.
22 Selectman Bauer brought up the parking lot size and the use of the Community Training Room. Mr. Fougere ex-
23 plained the American Legion might be looking at a re-configuration to line up differently and they were supportive
24 of the concept. Mr. Fougere had asked to be put off further with meeting with the Budget Advisory Committee until
25 after this was presented to the Board of Selectman tonight, but that meeting will now be coming up.
26

27 Selectman Bauer asked how many ambulance staff there are. Mr. Schelberg said there are six full time and
28 five per diem paramedics, 32 active volunteers that staff evenings and weekends (12 hours shifts) and one paid pa-
29 ramedic every day. Six bunkrooms are requested, which will allow volunteer staff that live out of town to be in
30 town when on duty. The use fluctuates night to night. Milford is able to take out of town members and we need to
31 have a place for them to stay. Selectman Bauer asked about the four bays and the shorter bay. Mr. Schelberg ex-
32 plained the shorter bay is for the paramedic response vehicle which is used by the on duty paramedic. They are re-
33 sponsible to respond to evaluate people; if they are not needed, they come back. We have had that vehicle for 10-12
34 years and it is equipped with supplies that are temperature sensitive. The equipment stays indoors and when res-
35 ponding to a call, they grab the equipment which is indoors (in bags) and put it in the vehicle. By having the bay for
36 that vehicle, that will not be the case, the equipment can stay in the vehicle. The third ambulance bay is because it
37 will be a 100 year building, one proposal is that when we replace a vehicle, Mr. Schelberg would like to keep an old
38 vehicle as a "ready spare" just as a back up. That ambulance would be ready to go in the case of an ambulance being
39 out for repair or whatever. 2012 call volunteers are expected to go up 21%. Over 300 calls are anticipated to be
40 added on the volunteers. We will need to have two ambulances; by not having a second ambulance available, we
41 will forfeit calls and revenue.
42

43 Selectman Bauer indicated there are people out there that are not tuned in and she requested information
44 about this location. Mr. Schelberg said this location should not impact response time at all. It has multiple points of
45 ingress and egress for volunteers. Mr. Schelberg thanked the committee for all the hard work, meeting once per
46 week for several months; we have all come to a consensus that what is being presented at this time is appropriate
47 and cost sensitive. Selectman Bauer agreed, there has been a lot of hard work and spirited discussion. This is a tho-
48 rough study and we appreciate it. Guy Scaife made another point about the committee doing an outstanding job; the
49 committee was unanimous with the support of this design. Chairman Carmen echoed those sentiments. We wanted
50 to get it smaller and for less money and that has been done. The big thing to impress on the BAC is how this town
51 saves a lot of money by the use of volunteers. That saves the town a lot of money; it would add \$1 million annually
52 on the budget if they were not volunteers. The things they do to retain volunteers are amazing, it is alive and well in
53 Milford. Selectman Bauer supports this proposal.
54

55 Selectman Finan moved to support the proposal as presented. Selectman Bauer seconded. Vice Chairman
56 Daniels asked about the costs of a conventional structure. Mr. Castagna explained the 2009 international building
57 code specifies structures (emergency, schools, etc.) that need to be designated as what the code calls "essential"
58 which increases certain amounts of the specific code. So a building deemed "essential" would sustain higher forces

1 than other buildings. That is number one. Comparing wood versus ICF, that 30 year projection is historical data
2 from the government. Residential buildings do not get the same abuse that these types of buildings get, which is
3 why 30 years is typical. Vice Chairman Daniels does not understand it; it seems that residences would have more
4 abuse. Mr. Castagna said residential buildings do not have the same loading. Vice Chairman Daniels asked for that
5 definition. Mr. Castagna explained that the "loading" includes a wind rate of 90 mph, and the roof is made to last
6 longer than a typical wood structure. Mr. Fougere pointed out the cost difference of ICF and wood structure is only
7 \$10,000. Vice Chairman Daniels said he is not arguing the cost. Mr. Castagna can get the data if Vice Chairman
8 Daniels would like. Vice Chairman Daniels is just talking about the statement on the chart, that is all. Selectman
9 Bauer said either way, this building has to be built as an "essential" building, that definition has been researched
10 since we last talked. To make a wood structure an essential building, additional work must be done to it. Mr. Cas-
11 tagna said he cannot get an essential building out of a wood structure. The data he has shows you cannot get an es-
12 sential building out of a wood structure. The ICF and steel structures are ICF.

13
14 Selectman Finan said the essential facility is moot because the heating is cheaper so it will be less in the
15 end (financially) the cheaper facility is going to last longer, so it is not actually relevant. ICF is the better building.
16 Vice Chairman Daniels said he just has a problem with the statement made on the chart. Selectman Finan thinks this
17 is a relatively simple decision and he hopes that it will be a vote that everyone is in support of. This Board asked the
18 CFC to review all of the concerns the Board of Selectman had and they have done that, the concerns were hashed
19 out. As a Board, we should support the conclusion they have reached. Chairman Carmen agreed; he heard the wood
20 frame comparison and access concerns; there is a lot of action in this type of building. There are a lot of things that
21 compared to wood structures, and this will be much better to maintain and he does not see the relevance; we are get-
22 ting a lot for the money in this proposal. Mr. Fougere noted that Mike Castagna consulted with the committee and it
23 is his opinion that the CFC did not vote on that fact but ended up with the ICF because of the cost for maintenance
24 and heating, it's energy efficient. Selectman Bauer stated that we know "essential" is required, why do we want it to
25 be an essential building? Because in a catastrophe, we need to have an essential building so employees can do their
26 job in helping people in a disaster.

27
28 All were in favor of the motion. Motion passed 5/0. A 5-minute break was taken at 8:50 p.m.

29
30 **3. PUBLIC COMMENTS (regarding items that are not on the agenda).** Guy Scaife took this opportunity to
31 explain the road closure on Jennison Road last Friday. Mr. Scaife explained that the town was notified by the State
32 on Thursday, November 10, that the Jennison Road culvert was unsafe. This culvert was installed in the early 80's.
33 A DOT senior engineer indicated that these culverts have a life expectancy of about 30 years. During the recent
34 inspection, it was found that some of the walls were breaking and the culvert could collapse. There was a strong
35 recommendation to close the road. Thursday afternoon, the DPW Director consulted with an engineering company
36 and made a call to contact the State engineer who recommended road closure until such time as a fix could be im-
37 plemented. Barriers for road closure were ordered to enact the road closure and it was officially closed by 9 a.m.
38 Friday. Moving forward, Guy Scaife indicated the Board of Selectmen has gathered some information and had con-
39 versations with the DOT and has started with the wetlands branch of DES. This is wetlands and any type of activity
40 must get proper permitting. They have realized it is in critical condition and will work on the permitting to move it
41 along. As far as funding, it is not inexpensive. The State did a projection on one of the alternatives.

42
43 Guy Scaife explained three options are being considered: the most costly would be to install a span bridge
44 going across. The second option is a box-type culvert (remove what is there and put in a box culvert). The third
45 option is to do a "slip lining", where we insert a smaller diameter pipe in what is there now and that could serve as a
46 temporary fix or be made permanent. This option would reduce the capacity of the pipe that is there. All three op-
47 tions would require a hydrology study and a wetlands review. We are working the options and looking at the pric-
48 ing. A temporary span bridge is another option that can be converted to a permanent bridge. We have pricing al-
49 ready on the 6 month rental for a temporary bridge, which is either \$39,000 (no installation) or another quote is for
50 \$27,530. Another option could be to build something on site and fabricate a bridge with DPW. The DPW Director
51 needs more time to make sure to bring the most cost effective fix for the span. It is an inconvenience to those people
52 that travel that route. There are some people, however, that cheered the prevention of truck traffic on that route. As
53 far as emergency services, it is believed that this closure has minimal impact on emergency services reaching those
54 areas. Route 13 goes up to Joslin Road and it is about the same distance. There are hydrants up there; truck traffic
55 has been reduced because of the closure. Currently we are trying to analyze the cost. A span bridge quote came in
56 at \$84,000 and another one at \$97,000 (purchase). Those could eventually become permanent. If the State did the
57 job, it would cost \$565,000. We have to look at the options and make the right decision. Guy Scaife suggested to
58 the Board of Selectmen to have a work session either Thursday or Friday this week at which point he hopes to have

APPROVED MINUTES OF BOARD OF SELECTMEN MEETING - 11/14/11

1 more data on options and pricing. The State has offered to help the town move this process forward. We do not
2 need to rush to order a temporary span bridge yet.
3

4 Chairman Carmen asked for Guy Scaife to explain the “red list” from the State and the matching funds sit-
5 uation. Guy Scaife explained the matching funds would be for critical needs through the State, and that timeframe is
6 about 10 years. That would be through a program for structures that are critical, but they are so backed up and it is
7 unclear how many years it is out, but it could be 4+ years. We have to consider the fact that the town may end up
8 building it and funding it with no State aid since it is a town road.
9

10 Mr. McLean, Jennison Road, suggested this did not happen overnight so it had to have been inspected. The
11 trucks have to be detrimental to the bridge and roads. It has been a long time coming. Guy Scaife said the State
12 does inspections on a two year cycle, they inspected this one a year ago and it was flagged and the Board of Select-
13 men was briefed this spring and had an engineer look at it. It was not felt this would deteriorate this quickly. We
14 felt we had some time and could possibly put a weight limit on the bridge prior to it becoming critical. Due to the
15 tearing of the side walls, the State would not go along with the weight limit restriction. Selectman Bauer indicated
16 the Board of Selectmen was briefed by DPW months ago and we knew there was a problem with it, but it had not
17 deteriorated to the extent it is now. Guy Scaife added that there was rust, but it was not at the state it is now. Mr.
18 McLean feels it was addressed months ago and it was probably put off for money reasons. It is visible and the con-
19 cern is that it was shelved, it was a problem six months ago and it should have been handled previously. Guy Scaife
20 said the report was reviewed some months ago and we did not anticipate it to jump from what it was then six months
21 ago to what it was last week. CLD also agreed with that and was surprised at how much it had deteriorated. Mr.
22 McLean said the closure is a huge inconvenience for a lot of people. Guy Scaife said we want to bring information
23 to the Board of Selectmen to make an educated decision.
24

25 Mark Fougere, Jennison Road, thanked Guy Scaife for responding to his e-mails over the holiday and
26 weekend and hopes we can get a good resolution, but feels we should be able to get steel to lay on the road, then if it
27 takes six months to get all the other stuff done and the permitting and all that, we can move forward. We should do
28 something simple and quick. Guy Scaife said that is one consideration. A work session was set for Friday, Novem-
29 ber 18 at 7:30 a.m. in the Board of Selectmen meeting room at Town Hall.
30

31 Selectman Finan asked how the culvert did not get caught. Guy Scaife said the next category down was
32 “poor” before it gets red-listed. Selectman Finan indicated the Hartshorn Pond Road weight was limited and Mil-
33 ford expected that, but not this closure. Selectman Putnam said galvanized culverts can rot from the outside in.
34 Selectman Finan asked if the State was as surprised as Milford was that it went that fast? Guy Scaife believes so.
35 The inspection was in September, said Selectman Finan but it took two months for them to tell Milford to close it?
36 Guy Scaife agreed that was unacceptable. There is a committee that makes a determination. Guy Scaife also noted
37 there has been beaver activity downstream from the bridge that is causing the water backup. We will get in and do a
38 manual effort to relieve that.
39

40 **4. DECISIONS**

41
42 a) **CONSENT CALENDAR.** Chairman Carmen asked if there were any items to be removed from the
43 Consent Calendar. No items were removed for discussion. Selectman Putnam moved to accept the Consent
44 Calendar as presented. Vice Chairman Daniels seconded. All were in favor. Motion passed 5/0.
45

46 1) **Request for Acceptance of Unanticipated Funds Under \$5,000.** The listing of unanticipated funds
47 under \$5,000 was accepted as follows:

<u>Source</u>	<u>Amount</u>	<u>Purpose</u>
H2O Waste Disposal Services	\$ 100.00	Contribution to the Hotel Feasibility Study Special Purpose Fund.

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49
50
51
52 2) **Request for Acceptance of Property Tax Warrant – Second Half 2011.** Kathy Doherty, Tax Collec-
53 tor, presented the Second Half 2011 Property Tax Warrant in the amount of \$31,233,342.18 for approval. This item
54 was approved.
55

56 3) **Request for Approval of Petition from Fairpoint Communications and PSNH for Pole License.**
57 The petition from Fairpoint Communications and PSNH for Pole License on Maple Street was approved.
58

1 4) **Request for Acceptance of a Donation to the Granite Town Rail Trail Fund from Ghost Train Rail**
2 **Trail Race Per RSA 36-A:4.** A donation in the amount of \$718.00 was submitted to the Conservation Commission
3 for the Rail Trail maintenance account. The donations were collected from the Ghost Train Rail Trail Race.
4

5 **b) OTHER DECISIONS.**
6

7 **5. TOWN ADMINISTRATOR REPORT:**

8 **a) Budget Update.** Guy Scaife explained the potential liability that he brought up at the last meeting in the
9 amount of \$90,000 for the State has been totally resolved. It was found that an error was made (by the State) and
10 they actually owe the town approximately \$7,000. The budget projection was at 3.8%, but this change, coupled with
11 a change in the health care plan, will lower it to 2.8%. The revenue projections for the ambulance look good, but
12 Guy Scaife would prefer to include the November numbers and bring those forward in early December. The State
13 funds that were cut remain the same as last year, because they are on a two year budget cycle. There are good trends
14 coming out of vehicle registrations and he hopes that will increase with the November numbers.

15 Last week there was an article in the Cabinet about taxes, he wished to remind everyone that there was an
16 increase in the tax rate; it includes the municipal, school, state and county taxes. If there were no revaluation, the
17 increase would be the same. This is not a typical year, it is a reval year which is to level out property values. Those
18 who saw a decrease in the bill are not upset. Those with an increase have concern. The overall rate was going up
19 and the property reval also came into play, the average value went down 23%. Single family homes went down
20 about 26%. Certain properties may have appreciated. You cannot assume that every single family property went
21 down. Condos and commercial properties went down less. Those properties are at a higher market value and end
22 up carrying a larger portion of the tax burden. Any citizen concerned can come in to talk with staff about their par-
23 ticular situation to analyze it. The reval is to re-level the tax burden so it is fair to everyone.
24

25 **b) Storm Recovery Update.** The October snow was a rare event, after things had settled down, there were
26 two crews working full time picking up brush in the right of ways for two weeks. We screened silt at Brox which
27 takes two weeks with 4-5 people. Extra road work was done with the brush being brought to the transfer station.
28 DPW has worked very hard to maintain expenses as much as possible. If we have a normal winter in November and
29 December, we will be okay budget-wise. We have taken out two trees on the oval and a third will be looked at by
30 an Arborist. Those trees should be covered by insurance. The larger trees lost major limbs and some woodwork on
31 the gazebo must be looked at as well. We had tremendous damage to copiers and printers at the Town Hall, Annex
32 and Police Department. Almost every copier or printer was hit. Some of the boards were totally fried, but most
33 everything is back up and running now.
34

35 **c) Miscellaneous.** Guy Scaife indicated the Traffic Safety Committee (TSC) will look at the intersection of
36 Osgood Road and Noon's Quarry. Traffic travelling toward town on Osgood Road is not seen by vehicles waiting
37 on Noon's Quarry; it is difficult to see and there is a stone wall that obstructs the view as well. The town has con-
38 sulted with First Student (bus company that transports Milford students) and was told they do not have a problem
39 since they are seated higher in the bus. There was a mirror across the street but that was vandalized, and that is not a
40 foolproof method, it is also a problem coming from town toward Ball Hill. A one-way stop on Osgood might be
41 considered, but Guy Scaife just wanted the BOS to be aware of this discussion. Selectman Finan said when that
42 development went in, there must have been a study including the sight line. Bill Parker was asked and he does not
43 recall. Guy Scaife said it is also a newer subdivision up there, and the traffic has increased as lots are added. Se-
44 lectman Finan has no problem with sending this issue to the TSC but does not see a stop sign as the answer; suggest-
45 ing that almost seems more dangerous. Guy Scaife just feels the town should have a professional take a look at the
46 intersection.

47 Lighting at the voter polls has been brought up by the Moderator as a concern at the middle school. It was
48 thought that a resolution was put in place and it turned out that it was not. A light pole and installation would cost
49 \$2,600 and there is the ongoing monthly bill. During summer months, it was talked about and it was decided it was
50 too expensive. The school did put up a light but the Moderator does not feel what the school did was enough. Se-
51 lectman Finan said that light was at eye level and did not illuminate enough. Vice Chairman Daniels suggested add-
52 ing a flood light. Selectman Putnam suggested adding a temporary light, not permanent. Guy Scaife said the Mod-
53 erator is the one that needs to be satisfied. Guy Scaife suggested if the BOS has a solution, to bring it to the Mod-
54 erator. Chairman Carmen indicated the school will benefit from it as well. Chairman Carmen added that it is a hard
55 year to come up with \$2,600. Guy Scaife said it is a pole that would need to be replaced, they also want the ability
56 to turn it off so it is not on all the time. Chairman Carmen indicated this Board can come up with a solution for a
57 temporary way to light it up on voting day. Selectman Putnam will contact the Moderator to review possible less
58 expensive options.

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6. DISCUSSIONS.

- a) **Johnson Street Drainage Issues.** Selectman Putnam called before the last BOS meeting and felt the Board should fix the driveway back to what it was. Guy Scaife said he is confused and thought it was all set. Ricky Riendeau was not aware of anything that was complete. Guy Scaife wants to focus on the MacDonald's property. Selectman Putnam had called Ricky Riendeau who told him there is a bunch of stuff not done.
- b) **Proposed Social Media Policy.** This item was postponed until the next meeting.
- c) **Consideration of Amendment to "Terms and Conditions For Use of Town Hall Auditorium, Banquet Hall & Kitchen" Guidelines.** This item was postponed until the next meeting.

7. SELECTMEN'S REPORTS / DISCUSSIONS

- a) **FROM PROJECTS, SPECIAL BOARDS, COMMISSIONS & COMMITTEES.**
- b) **OTHER ITEMS (that are not on the agenda).**

8. APPROVAL OF FINAL MINUTES – September 12, 2011 and October 24, 2011. Selectman Putnam moved to approve the minutes of September 12 and October 24, 2011. Vice Chairman Daniels seconded. Selectman Bauer asked if an amendment could be made to page 5 of the September 12, 2011 minutes. All were in favor of the amendment. Motion passed 5/0.

9. INFORMATION ITEMS REQUIRING NO DECISIONS.

10. NOTICES. Notices were read by Chairman Carmen.

11. NON-PUBLIC SESSION. Selectman Putnam moved to enter into Non-public session at 9:31 p.m. in accordance with RSA 91:A3 for a reputation discussion. Vice Chairman Daniels seconded. All were in favor. Motion passed 5/0. After discussion, during which Selectman Putnam was excused, Vice Chairman Daniels moved to seal the NPS minutes of this session. Selectman Finan seconded. All were in favor. Motion passed 4/0. Vice Chairman Daniels moved to come out of non-public session at 10:15 p.m. Selectman Bauer seconded. All were in favor. Motion passed 4/0. Chairman Carmen announced that in non-public session, the Board discussed a reputation matter with no decision being made.

12. ADJOURNMENT: There being no further business to come before this Meeting, Selectman Finan moved to adjourn at 10:17 p.m. Vice Chairman Daniels seconded. All were in favor. Motion passed 4/0.

Nate Carmen, Chairman

Gary L. Daniels, Vice Chairman

Katherine Bauer, Member

Mike Putnam, Member

Tim Finan, Member