

APPROVED
MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING
May 8, 2023

PRESENT:	Gary Daniels, Chairman	Lincoln Daley, Town Administrator
	Chris Labonte, Vice Chairman	Tina Philbrick, Executive Assistant
	Paul Dargie, Member	Andy Kouropoulos, Videographer
	Tim Finan, Member	
	Dave Freel, Member	

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

Chairman Daniels called the meeting to order at 5:30 p.m., introduced Board members, and then led the audience in the Pledge of Allegiance.

A notice was read for an Intent to Cut for Map 8, Lot 1. The intent to cut was submitted to the Assessing office by email on April 6 but inadvertently overlooked. This Intent was signed outside of a regular Board meeting to meet RSA 79:10 which requires:

"Any intent received by a city, town, or unincorporated place shall, within 15 days, be assigned a number under guidelines provided by the commissioner of revenue administration and be signed by the assessing officials if all conditions for approval have been met. When a notice is to be signed by the assessing officials outside a public meeting, public notice shall be posted by the municipality at least 24 hours, excluding Sundays and holidays, before it is signed." The Board was asked to come in individually to sign this intent.

2. APPOINTMENTS – (Approximate times)

5:30 p.m. – Standard Veterans Credits (1), Tax Credit for Total Service-Connected Disability (1), Elderly Exemptions (6), Exempt Properties (17), Payment in Lieu of Taxes (4), and Institutional Exemption Considered Separately (1) – Assessing Director, Marti Noel

The Board was presented with a list of Standard Veterans Credits and Total Service-Connected Disability, Elderly Exemptions, Exempt Properties, Payment in Lieu of Taxes, and Institutional Exemption Considered Separately. Ms. Noel recommends that the Board of Selectman approve the attached list of applicants for the tax year 2023.

Selectman Dargie made a motion to approve the Standard Veterans Credits and Tax Credit for Total Service Connected Disability as presented. Seconded by Selectman Labonte. All were in favor. The motion passed 5/0.

Selectman Dargie made a motion to approve the Elderly Exemptions as presented. Seconded by Selectman Labonte. All were in favor. The motion passed 5/0.

Selectman Dargie questioned the exemption for the Granite Grange #7 building. Ms. Noel said the Milford Grange dissolved and became the property of the State Grange which have statutory exceptions and they are allowed exemptions on their property. Once it sells, it will be removed from the exempt list.

Selectman Labonte made a motion to approve Institutional Exemption excluding the Institutional Exemption Considered separately as presented. Seconded by Selectman Freel. All were in favor. The motion passed 5/0.

Selectman Freel asked about Dartmouth-Hitchcock Clinic being on the payment in lieu of taxes (PILOT) list. Ms. Noel gave an overview. They are paying all taxes except for the school section. Additional discussion followed.

Selectman Dargie made a motion to approve the Institutional Exemption Considered Separately as presented. Seconded by Selectman Freel. The motion passed 4/0/1 with Selectman Daniels abstaining.

5:45 p.m. – Residences in Industrial or Commercial Zone for Approval (35), Solar Exemption (28), and 2021 Property Tax Appeal Settlement and 2022 Property Tax Abatement, Map 44 Lot 10 – Assessing Director, Marti Noel

The Board was presented with a list of Residences in Industrial or Commercial Zone for Approval (35), and Solar Exemption (28), and Ms. Noel recommends that the Board of Selectman approve the attached list of applicants for the tax year 2023.

Selectman Dargie made a motion to approve the Residences in the Industrial or Commercial Zone as presented. Seconded by Selectman Freel. All were in favor. The motion passed 5/0.

Selectman Freel questioned why we have an exemption for solar. Ms. Noel explained the statute and that this was approved in a warrant article by the town vote. Additional discussion followed. It's \$207.90 per exemption for a total of approximately \$14,500. Selectman Freel is not for solar exemptions.

Selectman Dargie made a motion to approve the Solar Exemptions as presented. Seconded by Selectman Finan. The motion passed 4/1 with Selectman Freel opposed.

The Owners of Map 44, Lot 10 had filed an appeal for their 2021 assessment, which was denied for lack of supporting documentation. An appeal in Hillsborough Superior Court was subsequently filed, and an appraisal was completed by an independent appraiser. Their appraisal was significantly lower than the 2021 assessment. The Town also had an appraisal completed which though slightly lower than the assessment, supported the Town's position. Once the equalization factor was applied, the market value indicated an assessed value between the 2021 assessment and the property owner's appraisal.

During the settlement discussion the appellant, as was their right, filed for abatement for 2022. Because of this action, both appraisals also addressed a 2022 market value. Once the equalization ratio was applied to the 2022 assessed value, it was clear that even if the Town's appraisal won in Court, the equalization ratio, once applied to the Town's assessment, indicated an assessment even below the property owner's appraised value.

It seemed prudent at this point to settle the Appeal outside a lengthy and costly trial with an unpredictable outcome. The Board met on two separate occasions to discuss negotiations for this Court Appeal case and had agreed to this compromise. The attached spreadsheet spells out the details of that final agreement.

To expedite the withdrawal of the appeal, and because the Board members had all agreed to the settlement, Attorney Ratigan requested that the Chairman of the Board, sign the agreement so that the legal process of withdrawal from the Court docket could be expedited.

Selectman Dargie made a motion to approve the 2021 Property Tax Appeal Settlement and 2022 Property Tax Abatement, Map 44 Lot 10 as presented. Seconded by Selectman Finan. The motion passed 4/0/1 with Selectman Labonte abstaining.

6:00 p.m. – Library Roof – Library Trustee, Katherine Parenti

The library received 5 quotes to fix their roof:

The Melanson Company -	\$362,357
Skyline Roofing -	\$162,000
Adam Vaillancourt Roofing & Construction -	\$141,399
Patriot Roofing -	\$109,000
Eaton Exteriors Roofing & Construction -	\$ 62,800

Ms. Parenti said the Trustees would like to go with Patriot Roofing @ \$109,000. Eaton was a personal recommendation and is a very small company with a small payroll. Selectman Freel asked about copper. Ms. Parenti said she wasn't sure.

There was a discussion about warranties and additional comments about the rubber roof. Selectman Freel feels this should have gone through our Public Works Director to find out exactly what is needed. Administrator Daley said there is some money in the Facilities Capital Reserve to help offset this cost, the Board is authorized to spend \$75,000. The library trustees will be handling part of the cost.

Chairman Daniels said Vaillancourt has a special certification for their work. Ms. Parenti said Patriot also has this certification.

Selectman Freel said this should be handed over to DPW to get quotes with more detail. Chairman Daniels said these quotes will serve as a good base. Leo Lessard, Public Works Director agreed with Selectman Freel and he has no problem working with the library and taking care of their maintenance. He will also work with the Trustees.

Administrator Daley said explained the RFP process to Ms. Parenti per the Town's procurement policy. Selectman Freel asked that they get as much detail on copper as possible and other aspects of roofing materials.

6:15 p.m. – Community Development Departmental Update – Director, Terrey Dolan

Director Dolan gave the Board an overview of Community Development. The overview consisted of:

- Areas of responsibility
- Financial Status of Community Development – expenditures to date were lower than anticipated
- Employee update – still looking to hire a Town Planner
- Vehicles are in good operating condition but they need another vehicle
- Major projects: 58-acre rental apartment community, update of the Town's Master Plan, and Downtown Traffic Improvements.
- 4 ½ day workweek – The office is keeping daily records of the calls and in-person visits after 4:30.
- Reporting issues – people can walk in, call, or e-mail.
- Vacancies on Committees – ZBA needs 1 alternate
- Annual Goals – the department is meeting all goals

At this time, there are no issues within the Community Development Department. Director Dolan encourages the Board to continue its broad support towards all of the Town Departments and staff.

Selectman Labonte asked who the Engineer reports to. Director Dolan said DPW. There was discussion about the need for an additional vehicle. The maintenance facility vehicle is available for the engineer. Assessing limits herself to assessments two days a week because of sharing vehicles. Administrator Daley said 3 vehicles are used by the entire Town Hall for a variety of things. Selectman Freel doesn't feel they need another SUV when they can get two cars for the price of the SUV. Administrator Daley said they are looking into ways to repurposed other vehicles. Selectman Freel is concerned about maintenance costs on a used repurposed vehicle.

Selectman Freel asked if Director Dolan wanted to change anything. Director Dolan said just minor things. He will bring those things to the Selectman as needed. Administrator Daley said this is a good time to make sure the permitting process works with all departments involved. Selectman Freel wants Department Heads to bring a paper with them showing their burn rates.

Selectman Finan asked about the dog park. Director Dolan said there was a meeting last week that discussed logistic items. Selectman Freel said there should be a goal to complete this. Administrator Daley said it also requires additional permitting. A timeline was discussed with all parties involved. The dog park organization

will be doing additional fundraising as it comes along. Selectman Freel recommended putting up a temporary fence for now.

6:35 p.m. – Public Works Departmental Update – Director, Leo Lessard

Director Lessard gave the Board an overview of Public Works. The overview consisted of:

- Responsibilities of DPW, Parks, Cemetery, Transfer Station, Highway, and street lights.
- Financial Status of DPW – doing well.
- Down 5 for plowing and 2 for seasonal. Two are out on disability.
- Vehicles – Three trucks had issues this winter costing about \$35,000.
- Major projects – pipe work on Knight Street, Great Brook, and Hartshorn, may not be able to get to them.
- 4 ½ day work week. The Highway Department is on 4 10-hour days from April until November 1st. Getting more done.
- Reporting issues - people can walk in, call, or e-mail.
- Vacancies on Recycling and Cemetery Trustees Committees – all set.
- Annual Goals – we were told to slow down and cut most projects for funding.

There are a lot of unknowns at this time. It's hard to do a burn rate on DPW. 31% of the budget has been spent so far. The salt and sand bins are full to start the next season. The contractual vehicles budget was cut in half to \$15,000 and he has spent \$35,000 in repairs so far. Selectman Labonte asked how come that line item was cut. Paul Calabria, Finance Director said it was cut by the previous Town Administrator when they were trying to put a budget together so it would pass. They had to make a lot of cuts.

Director Lessard would like to add a part-time person to the facilities department for about \$20 per hour. This would help with the overtime cost that he's expending now.

There was discussion about employees out on disability and what it costs the town per the personal policy set in place by a previous Town Administrator many years ago. Selectman Freel would like to revisit that policy in the future. Scott Kimball, a Milford resident, said the longer someone stays out of work, the less likely they will come back. Incentives to get people to come back is better.

Director Lessard reviewed some of the larger projects in town including 8 days of brush pickup. They pulled in 240 tons of material. There is still more to pick up but they are currently crack sealing and his crew is busy on that. People can call 603-249-0685 to report any issues or go on the town's website through civics plus.

Selectman Freel questioned the line striping around the oval and the quality of the paint. Director Lessard said it will be done again this year and he has a new attachment that may make it last longer.

There was a discussion about hiring a truck driver for \$1 less than what was proposed. \$22 versus \$23. Selectman Labonte asked how come we are going lower than the mid-range. Karen Blow, HR Director, said that what was presented last year was phase I. They need to review everything to make sure it's tracking. Things were done differently last year which resulted in a shortfall. Additional discussion followed. Director Lessard was starting people at \$23 per hour and telling them they would get \$1 more after 6 months. Now that it's down to \$22 and going up to \$23 in 6 months. Director Blow said the payroll status form didn't reflect the amount that Director Lessard told the new employees so it wasn't processed with the higher amount. Selectman Freel said if it was said this verbally it needs to be given to the employee. Other Board members agreed.

Selectman Finan asked about the safety of the equipment at the playground. Director Lessard said Primex did a check and came up with about \$9,000 in repairs. This year he is replacing 6 swings for \$2,000. His budget was cut and he can't afford to do the additional repairs. Some things are minor and can be fixed easily.

Dale White, a Milford resident, said it's difficult to get people. Retain your people if they are working well. There was additional discussion about paving.

6:55 p.m. – Skate Park Lights – Memo Foundation, Mona Kluz and Evan Jones

Ms. Kluz presented the Board with suggestions for solar lighting at the skate park.

Selectman Freel isn't a fan of solar lights. He asked who will be maintaining the lights. Mr. Jones said solar was the lowest impact. Ms. Kluz said it wasn't their first plan. They took a lot of things into consideration. Selectman Freel said they should re-look at a wiring system which would cost a minor amount to maintain. There was additional talk about mounting cameras on the light poles.

Selectman Dargie asked why there was pushback against trenching. Mr. Jones said it wasn't from this town. Ms. Kluz said initially this was to make sure the town wouldn't have to deal with the cost of the electricity. Selectman Freel said the electricity cost would be very minimal because they would use LED lights. There was additional discussion on types of poles, lights, and trenching. The Board would rather have hardwiring lights installed.

Mr. Jones and Selectman Freel will work together on this. Administrator Daley said the staff is working on installing cameras and would also work with the stakeholders on this. Ms. Kluz and Mr. Jones will come back to the Board once they make the suggested changes.

7:10 p.m. – Downtown Improvement Updates – Greg Bakos

Administrator Daley said the library is a town-owned building on town-owned property and the Board has open authority to determine the use of that property for parking. We should still be working with the Library Trustees through this process. We need to move forward with this process.

The Department of Transportation (DOT), said if we are going to make improvements to that parking lot it has to use federally earmarked funds. There are options and the goal will be to do the entire parking lot at once. It's important to incorporate a small park in the library parking lot. We can't designate library-specific parking; it has to be all public parking for DOT to pay for it.

Kathy Parenti, Library Trustee, asked what will happen if the parking lot is open to the public and it interferes with library patron parking. Selectman Freel said there will be more parking after this is done so it shouldn't be an issue. Ms. Parenti said the average stay for programs is anywhere from 10 minutes to 2 hours. Occasionally people stay all day. After 7:00 the library is closed. There was a discussion about timed parking.

Ms. Langdell, a Milford resident, said she would like the Selectman to consider the Blue Bus and other transit vehicles dropping off people safely to the library. There needs to be enough space for the vehicles to turn around.

DOT said we can use the money from Bridge Street, Nashua Street, Middle Street, the Oval, and School Street. It would be okay to put a beacon light on Nashua Street but the area would have to be modified to fit it. There was a discussion about how many parking spaces would be available.

The consensus of the Board was to keep Middle Street 2-way and get rid of truck parking on the east side of the Oval.

Mr. Bakos presented the Board with the latest status of items for the Downtown improvement plan.

Item 1- curb bumpouts to shorten pedestrian crossing - \$445,000 (there was mixed support at the last meeting. A decision on the bumpouts is central to the project's purpose and need. Mr. Bakos recommends this. There was a lengthy discussion on the purpose of bumpouts and if they were actually needed.

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Tina Philbrick said that DOT wouldn't have recommended bumpouts if they were not needed. They are needed for safety purposes. She is tired of almost getting hit because people don't see her or are not paying attention.

Janet Langdell said bumpouts are for the safety of the area. We could also include additional improved lighting.

Selectman Labonte said there would be less maintenance of the area without bumpouts as far as plowing. Stamping would be more expensive. Director Lessard said isn't much more work and they can plow around the bumpouts. He thinks the bumpouts would look beautiful. Part of the project has to be beautification.

There was a discussion about light poles and fixtures. Selectman Freel can be swayed on the bumpouts as long as we are not losing any roadway.

Andrea Kokko, a Milford resident, is in favor of the bumpouts. She thought the bumpout going across the bridge was going to be removed. Mr. Bakos said it is removed, they just didn't change the plan.

Selectman Labonte asked if diagonal lines versus parallel lines gain any more spaces. Mr. Bakos said it would be about the same. Selectman Labonte questioned if the current motorcycle parking is legit. Mr. Bakos hasn't found anything that says they are not legit. There was additional discussion about motorcycle parking.

Item 2 - Complete brick sidewalk around the southeast side of the Oval - \$40,200 **supported**

Item 3 - Reconstruct delta island in the southwest corner to improve truck circulation - \$75,400 **supported**
Note: possibly add additional lighting.

Ms. Langdell is concerned about using federal funds/matching town funds for something that is on private property.

Item 4 - Define a bus stop for future bus service – minimal cost **supported**

Item 5 - Install rectangular rapid flashing beacons (RRFB's) at Town Hall/Oval crosswalk – **not supported**

Item 6 - Install a flush textured median to help orient circulating traffic - \$49,500 **supported**

Item 7 - Enhance crosswalk with RRFB's across from Union Square – RRFB's not included keep enhanced crosswalk **supported**

Item 8 - Install flush median to reinforce new right turn-only designation – **not supported**

Item 9 - Construct bumpout to shorten Union Street crosswalk – **not supported**

Item 10 - Designate parking for truck delivery during specific hours – minimal cost undecided pending discussions with business owners and Police Department - **not supported**

Item 11 - Make Middle Street on-way - \$390,000 (not included if Library parking lots mitigate parking loss) - not supported – **not supported**

Item 12 - Convert a portion of the north side of Middle Street to parallel parking and some of Putnam St. – not included if Middle Street remains two-way – **not supported**
Possibility of paving Middle Street.

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Item 13 - Construct sidewalk on the south side of Middle Street and add diagonal parking - \$65,200 not included if Middle Street remains two-way – **not supported**

Item 14 - Add two parking spaces on School Street – minimal cost – **not supported**

Item 15 - Expand the Nashua Street delta island at South Street - \$11,400 - **not supported**

Item 16 - Reconfigure and expand the library parking lot to add approximately 49 spaces. - \$460,000 (placeholder pending more information) - **supported**

Item 17 - Fire Station traffic signal at School and Nashua Street Intersection - \$108,200 - **not supported**

Item 18 - Diagonal parking on Middle Street back-in instead of head-in – **not supported**

Item 19 - Reconstruct sidewalks within the oval area - \$284,700 - **supported**

Item 20 - Mill and overlay roadways with the project limits - \$288,100 – **supported**

Selectman Freel had additional questions about bumpouts and white lines.

Mr. Bakos said he thinks we are within the scope of dollars allocated for the Downtown Improvement Project.

3. PUBLIC COMMENTS (regarding items that are not on the agenda)

Jay Duffy, a Milford resident gave kudos to the Board for their support of the Public Works Department. He is glad the Board is working on the oval. He hopes things can be matched to what we currently have. He invited the Board to the 3rd annual flag raising at Riverside cemetery on West Street on May 21st at 12:15.

4. DECISIONS

a. CONSENT CALENDAR

1. Approval of Grant Opportunity for Improvements to the Armory Road Crossing of the Granite Town Rail Trail.
2. Approval of Report of Excavated Material, Map 58 Lot 1, Phase 9
3. Approval of Intent to Excavate, Map 58, Lot 1, Phase 9
4. Notification of 2022 Real Estate Tax Liens.

Selectman Labonte asked to remove 4. a) 1) from the consent calendar.

Selectman Freel made a motion to approve the consent calendar except for 4. a) 1). Seconded by Selectman Dargie. All were in favor. The motion passed 5/0.

Selectman Labonte asked if the picture that was provided was accurate of what they are planning to do. Chris Costantino, Conservation Commission, said yes. Chairman Daniels asked if the sensor will pick up animal movement. Ms. Costantino said they would have to see. Selectman Labonte asked if after a while people were not happy with the beacons, could we remove them. Ms. Costantino wasn't sure. She doesn't think the money is tied to a specific component of this project.

Selectman Finan made a motion to approve 4. a) 1). Seconded by Selectman Dargie. All were in favor. The motion passed 4/0. Selectman Freel was out of the room.

b. OTHER DECISIONS

5. TOWN STATUS REPORT –

1. Town Hall Hours of Operation

The new Town Hall hours begin on May 1, 2023, the Town Hall. The Town Hall will be open Monday – Thursday 8:00 am to 5:30 pm and Friday 8:00 am to 12:00 pm). The Town Clerk's Office hours of operation are 7:30 to 5:30 Monday, Wednesday, Thursday, and Tuesday 7:30 am to 6:30 pm, and closed on Fridays.

2. Right to Know Law, RSA Chapter 91-A Training

The town hosted a seminar for Town Board, Commission, and Committee members for Right to Know training. The webinar discussion was led by New Hampshire Municipal Association Attorney Stephen Buckley and was attended by over 40 individuals from the various Town boards, committees, and commissions. The meeting was recorded and is available for viewing on the Granite Town Meeting site. The town will be discussing the potential adoption of a Town Right to Know Town policy.

Copies of the RTK training were given to everyone that attended the meeting. Tina Philbrick will forward copies again to all who attended. The meeting recording is also on the website.

3. Town Administrators Goals and Objectives

The Town Administrator presented an extensive list of goals and objectives to the Board.

4. Police Department Replacement Vehicles

Chief Viola is requesting approval to remake the two 2020 marked Police SUV vehicles into unmarked vehicles, for detective and administrative use. He provided an overview of how the department would cover the costs of the remakes and still stay within the 2023 approved police department budget for vehicles. Based on the cost estimates, they should not exceed the budget for department vehicles. They saved about \$7,000 per vehicle.

Selectman Dargie asked if there were any major differences between 2022 vs. 2023 vehicles. Chief Viola said no. Selectman Labonte asked how many vehicles we have in the red mileage limit. Chief Viola said 9 out of 15 vehicles. Selectman Labonte questioned the higher mileage vehicles. Chief Viola explained his reasoning for doing what he presented. He also explained what is needed to transition vehicles.

Chairman Daniels asked what the idle miles equate to for mileage. Chief Viola said on the A19, the idle miles are 329,000. Chief Viola said he has vehicles with idle miles over 100,000 and regular also over 100,000.

Mr. Kimball asked what the trade-off is between buying a new car versus repairing vehicles. Chief Viola said they don't have a threshold.

Selectman Labonte asked if the older vehicles could be repurposed in other town departments. Chief Viola said they are not in good enough condition to keep. He wouldn't trust them due to high mileage, mechanical issues, and mold.

5. Wadleigh Memorial Library – Site I Environmental Site Assessment

A Site I Environmental Site Assessment is currently being performed on the Library facility and property. It's a report prepared for a real estate holding that identifies potential or existing environmental contamination liabilities. It usually addresses both the underlying land as well as physical improvements to the property/building(s). The report will be used as a tool to determine what (if any) steps are required to address contamination on the property and within the building. Funding for the assessment is being provided through the Nashua Regional Planning Commission's Brownfields Program.

6. 168 South Street – Former Gas Station

We are moving forward with the design, layout, and costs to construct the municipal parking lot with EV charging stations on the former gas station property. Staff is currently exploring alternatives to remove the structure and canopy from the site. It will have about 25 parking spots. Public Works is looking to remove the existing structure at no cost. There is no money budgeted for this project. This is one of the projects the Town Engineer is working on.

7. Milford Spartan Solar Project – Milford Industrial Properties (Update)

The Milford Spartan Solar company continues to seek a resolution of issues in the interconnection agreement proposed by Eversource. Eversource is attempting to implement a change to interconnection standards for the Public Service of New Hampshire ("PSNH") distribution system to harmonize the PSNH standards at Eversource-owned utilities in other states. The proposed change to PSNH interconnection policy has significant potential for increased costs for projects and ratepayers in New Hampshire. In a proposed settlement agreement between the New Hampshire Department of Energy and Eversource, those parties proposed removing consideration of the relevant interconnection issue from the ongoing PSNH Least Cost Integrated Resource Planning proceedings and reviewing the issue as part of a separate, ongoing, DOE investigation of interconnection standards. Under the 2019 Land Lease Option and Lease Agreement with the Town, the lease expires on September 23, 2023.

Selectman Dargie would like to move forward with the extension. Selectman Labonte said if we are going to extend it we should ask them for more money.

8. Board, Commissions, Committee Volunteers

The Town is actively seeking volunteers seeking to serve on the various boards, commissions, and committees. The following is a listing of current vacancies:

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| • Board of Adjustment | 3 Alternate Positions |
| • Budget Advisory Committee | TBD |
| • Capital Improvement Advisory Committee | 7 Full-Time Positions |
| • Conservation Commission | 2 Alternate Positions |
| • Economic Development Advisory Council | TBD |
| • Planning Board | 2 Alternate Positions |
| • Traffic Safety Committee | 1 Full-Time Position |

If you are interested in applying, please contact the Administration Office or visit the Town website at www.milford.nh.gov and download /complete the volunteer application.

6. DISCUSSIONS

1. Selectmen's Goals and Objectives

Chairman Daniels received some goals and asked if others will send theirs to him by COB on Wednesday. He wants to merge the Selectman's goals with the Town Administrators' goals.

2. NH RSA 91-A Policy

Chairman Daniels asked the Board if they would like to have a right to know policy. He asked that they read through the policy provided and bring back their thoughts at the next meeting.

3. Grange Building

Katherine Kokko, a Milford resident said she would like the Selectman to vote in support of a letter that she wrote to raise community funds to obtain the Grange Building. She provided the history of the Grange Building. She would like the building to be used by the community as a shared venue. She is hoping the Grange will hold off on selling the building and give the people of Milford a chance to buy it. She is looking at several grants. There is a lot of community support for this.

Selectman Dargie said it's on the market now and they are accepting offers, why does Ms. Kokko think they will put the sale off for a year? Ms. Kokko said she doesn't know if they will but some terms can be put into a purchase and sale to make them amendable to that.

Selectman Freel asked what the goal for the property be. Ms. Kokko said a shared community space possibly with a board that oversees it. It could be utilized by the town, non-profits, possibly programming for seniors and for function space.

Selectman Freel said it's too quick for him to decide with too many unknowns. There is more that needs to be understood about this. Ms. Kokko said the letter isn't about the town purchasing the property. In the end, it could be something that the town considers owning. The letter doesn't obligate the town to purchase anything. This isn't under any entity of the town. It's just saying that there is a valid community interest in a shared community interest in the property and we would support an approach that would allow the community to look at it. Selectman Freel still needs additional information on who supports this.

Selectman Finan asked how we know that there are a handful of residents that will be bidding on this property. If he were bidding on that property he would be upset if he found out that the Board, without any real intention to purchase the property, asks a private property owner to not sell the property. Ms. Kokko said the Grange has received a property tax exemption for many years because of their non-profit status. As it exists now, it's a community-use type of space. A lot of work would have to be done if someone were to buy it and change it into a single-family residence. This letter just states that we have a building that has been established for community use that has a history, a cultural and architectural value to it and we would like it to continue as such.

Mr. Kimball said the message is to have the governing body support this cultural heritage. He's willing to pledge money for this cause.

David Palance, a Milford resident, stated that the old Finn/Grange Hall would be a quick and economical stop-gap solution to serve the needs of a senior center in town. The 127 Elm St property was purchased for this purpose but is delayed due to indecision. The Finn Hall would only need repairs to make it useful for this purpose. The proposed use would require not only repairs but a fit-up to use as a residence. The community center would thus be a cheaper and quicker option for use of this historical property.

Chairman Daniels said that all we are saying is that we can see the value of keeping this property and would you be willing to work with others to see if there are other options? Selectman Labonte said the seller has the option and it's not binding the town for anything. Selectman Finan said it feels that the ultimate goal is for the town to own this and he would be against that for several reasons. We already have the 127 Elm Street property that we can't finish. Selectman Finan said it would be something like the Livermore Association, then he's all for it.

Selectman Freel said this is an old town, you can't save everything and we can't even take care of what we have. If you want to raise money to buy the property you don't need the Board's approval. The Board agrees that they don't want to take possession of that property.

Ms. Kokko said they are asking the Grange to take a less-than-traditional approach on this property. This isn't unusual. Selectman Freel said it isn't a historic building. Ms. Kokko said it is a historic building it's just not on a list yet.

Janet Langdell thanked Selectman Finan for bringing up the Livermore Community House, it's the perfect model.

The consensus of the Board was to support Ms. Kokko's proposal. No one knows what the Grange building will be used for but we can buy some time and get support to buy some time so we can see what this could be and what the cost will be. If the Grange doesn't want to wait, then they won't. We are trying to bring together community

support around the concept that this is a cultural historical building in our community that could be an asset going forward. The Selectman are community leaders who should weigh in to at least support the concept.

Selectman Labonte said they are not committing any money or ownership. Selectman Freel feels they need more time. What if this goes through and when the time comes, the Board says no, they don't want to own/manage it? Ms. Kokko said there are other models for community management there are out there that don't require municipality ownership. Municipal ownership makes it easier but not needed. We have an existing asset that we can leverage for community use and we won't get it if we wait.

Chairman Daniels said the support of the Board may make fundraising easier. There was additional discussion about parking including shuttles. Selectman Dargie isn't in favor of the Town owning this property but he would support the letter as long that it's understood that he won't advocate for the Town owning it. There have been a lot of offers on the property already.

Scott Kimball said he is surprised that Selectman Freel is willing to provide materials with town money for a skate park but not support a historical piece of property. Selectman Freel said the materials for the skate park would be paid for by a donation from the MEMO foundation, not town monies. Mr. Kimball said not the electricity when it's hooked up. The Grange may be willing to support this if the town gets behind this.

Selectman Finan is ok with this as long as it doesn't say that the Town is considering buying this.

Selectman Dargie made a motion to support the letter. Seconded by Selectman Labonte. The motion passed 4/1 with Selectman Freel opposed. Selectman Finan asked if it was appropriate that the letter state "the Board supports this letter". Selectman Freel said he didn't care. After additional discussion, Selectman Freel changed his vote but will not support Milford owning this building.

Chairman Daniels moved to reconsider the vote. Seconded by Selectman Dargie. All were in favor. The motion passed 5/0.

Selectman Dargie made a motion to support the letter. Seconded by Selectman Labonte. All were in favor. The motion passed 5/0.

7. SELECTMEN'S REPORTS/DISCUSSIONS

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

8. PUBLIC COMMENTS There were no comments at this time.

9. APPROVAL OF FINAL MINUTES – April 19, 2023 (work session) and April 24, 2023

Selectman Finan moved to approve the minutes of April 19, 2023. Seconded by Selectman Dargie. All were in favor. The motion passed 5/0.

Selectman Finan moved to approve the minutes of April 24, 2023, as amended. Seconded by Selectman Dargie. All were in favor. The motion passed 5/0.

10. INFORMATION ITEMS REQUIRING NO DECISIONS.

- a. N/A

11. NOTICES. Notices were read.

12. NON-PUBLIC SESSION – Selectman Freel made a motion to go into non-public at Freel under RSA 91-A:3, II(c)) Reputation for approval of non-public minutes from April 10, 2023, and April 24, 2023, and potential unsealing of non-public minutes of August 9, 2021. Seconded by Selectman Dargie. All were in favor. The motion passed 5/0.

Selectman Freel made a motion to come out of non-public. Seconded by Selectman Finan. All were in favor. The motion passed 5/0.

In non-public the Board approved non-public minutes from April 10, 2023, and April 24, 2023.

Selectman Freel made a motion to unseal the non-public minutes from April 24, 2023. Seconded by Selectman Dargie. All were in favor. The motion passed 5/0.

Selectman Freel made a motion to unseal the non-public minutes from August 9, 2021. Seconded by Selectman Dargie. All were in favor. The motion passed 5/0.

13. ADJOURNMENT: Selectman Dargie moved to adjourn at 10:51. Seconded by Selectman Finan. All were in favor. The motion passed 5/0.

Gary Daniels, Chairman

Tim Finan, Member

Chris Labonte, Vice-Chairman

Dave Freel, Member

Paul Dargie, Member