



BOARD OF SELECTMEN
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BOARD MEETING MINUTES
FEBRUARY 21, 2019
9:00 A.M.

Selectmen Present: Nancy Carney, Daniel Baker, Charles Kenison

Ms. Carney called the meeting to order at 9 a.m.

PRIMARY:

***** APPROVE MANIFESTS**

Mr. Baker made a motion to approve the manifests. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

***** REVIEW SIGNATURE FOLDER –** The Selectmen reviewed and signed.

9:00 MEET WITH THE PLANNING BOARD

Planning Board members met with the Selectmen to continue discussion regarding Chinook Solar. Ms. Carney asked if Suzanne Gray had any thoughts with regard to Tuesday's meeting. Robin Blais discussed the enormous solar farm in Ludlow, Vermont which was connected to a substation. Ms. Blais noted that it was 40 acres and a 20 megawatts project. Ms. Blais mentioned the panels were covered with snow. Ms. Blais had taken pictures, which she shared with the Selectmen. Ms. Blais shared that to get government subsidies, they don't necessarily have to use the facility. It was a way for them to get money. One concern Ms. Blais had was how Chinook was going to maintain and she doesn't see what their future was. Ms. Gray was concerned that it was covered with snow, so it doesn't appear it is being used. Ms. Gray wondered if they were actually going to commission it. Ms. Gray noted that at Tuesday's Board of Selectmen's meeting, Mr. Singer stated they would share their agreements to sell electricity and they had four. Ms. Gray noted this was part of the value of the project.

Ms. Favreau shared that she had called about the solar project in Hinsdale and learned it hasn't been started. There was just a purchase and sale agreement with the land owner. Ms. Favreau noted it was a different solar company. Mr. Baker shared the need to anticipate that solar panels aren't beautiful architecture. The issue was that when the government subsidized things, they don't need to be sustainable and it's on their capacity. Mr. Baker wondered, how as a Board, they address it. It was noted and agreed to that it was out of the Board's purview. Ms. Gray stated Chinook had a study of taking down the trees and it would show a value in four years. Mr. Baker shared it wasn't a condition of approval, it was an option. Mr. Baker stated the Town has a Solar Ordinance. Ms. Favreau shared that most of the land owners have heavily logged in anticipation of the solar project. Ms. Blais shared that solar wasn't green, there was lots of plastic and metal. Ms. Gray shared that solar panels were extremely difficult to deal with at the end. All of these issues were there. Mr. Kenison stated that unfortunately we are getting lost in all of the issues and they are confusing it. Mr. Kenison stated the need to make sure Chinook can't store them on the property or in Town when decommissioning. Ms. Gray shared that was part of the details and it's worked out in Site Plan Review or it could be worked out in an MOU that has teeth to it.

At 9:16 a.m. Ms. Carney made a motion to go into non-public session under RSA 91-A:3 II(e). Mr. Kenison seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes.

At 9:40 a.m. Mr. Kenison made a motion to leave non-public session. Mr. Baker seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes.

9:45 MEET WITH DAVE DRASBA, SCULLY ARCHITECTS
- Historic Assessment

Dave Drasba met with the Selectmen to discuss the details of a historic assessment. Mr. Baker asked about the next steps with LCHIP and the need to meet with them. Mr. Drasba agreed that a meeting would be helpful. Mr. Baker questioned how

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much leeway they were going to give with regard to the steeple and how much money they would give the Town. Mr. Baker noted that Jay Southgate was of the opinion to keep the timber frame of the structure and replace everything else. Mr. Drasba didn't think LCHIP would agree to that. Mr. Baker discussed the \$10,000 LCHIP grant, the \$10-\$12,000 the Town has already spent on initial studies, and what the Town submitted to LCHIP included documentation to support the request. Mr. Baker noted that LCHIP has come back and wanted a full study. The Selectmen were questioning what LCHIP needed for the historical assessment, what does the Town already have and what was needed. It was noted that the Town's cost of \$12,000 plus the \$10,000 LCHIP grant could help the Town get a full assessment study. Mr. Drasba thought that our existing document was a quarter of what would be needed for a full assessment study. Mr. Drasba noted that to prepare that type of report was in the magnitude of \$20,000 and LCHIP giving \$10,000 which was half of the cost.

Mr. Baker stated the Town was guided and spent \$12,000 but the work done doesn't mean anything to this report. Mr. Baker asked why we were not guided to that. Mr. Drasba stated that when he came on board, the work had already begun on the pillars. Mr. Baker noted that MacMillian and Scully Architects were hired in the beginning and we needed to figure out what direction to head into. Mr. Baker stated that if in the beginning we had been guided in the direction of what LCHIP needed, we would be in better shape at this point. Mr. Drasba didn't think that what has been done wouldn't need to have been done and the steeple was the focus. Mr. Baker asked what the budget would be to go from what we have already to what LCHIP needed. Mr. Drasba gave an estimate of \$15-\$20,000 to have the report. Mr. Drasba thought we were at 25% of what was needed and noted the money wasn't lost. Mr. Drasba stated that in dealing with LCHIP initially, we were looking at the steeple but that changed when they saw the total dollars that was needed. Mr. Drasba felt that at that point LCHIP wanted a full assessment for the amount that we were requesting.

Discussion continued on the value of assessing the building, the need to get to a point where we know what the future holds, the report was only a small part of it, existing report doesn't get into the depth of what LCHIP needed, and needing an historian to build the background of the building. Mr. Drasba shared we were looking at the entire structure of the building and what might be wanted in the future. Mr. Drasba reviewed what was needed in the full assessment of the building that LCHIP wanted. Mr. Drasba stated the other piece to this was that we were signing an agreement with LCHIP and they were going to be looking over the Town's shoulders for the next 5 to 10 years. There are yearly inspections and reporting and if any changes were made to the building going forward, they would need to review. There are strings attached to an LCHIP grant.

Mr. Baker shared that the Selectmen had gone to Vermont and looked at the construction done on a church by Jay Southgate. Mr. Baker shared the pictures with Mr. Drasba. Mr. Baker reviewed the work that was done and noted it started out with a restoration and ended up with replacement because of the amount of work involved. Mr. Southgate thought that other than the center piece that we were looking at the same approach. Mr. Drasba stated that he liked Mr. Southgate's approach and with LCHIP they wanted to replace what was rotted and restore the rest. Mr. Drasba shared that it was hard to justify to LCHIP in looking ahead to wanting to replace now to avoid replacement later. The Selectmen don't want to get into that, they were concerned with spending money to get money, and not getting a structure as solid as what might have been done if replacing more than what LCHIP would want. Discussion continued on column work in the clock tower, dealing with lead from a cost standpoint for any future work and investing another \$10,000 in Town funds for the assessment.

Mr. Baker asked if the Selectmen met with George Born and agreed that we didn't have a full understanding of the work required, he wasn't sure if spending \$5,000 to get to their standards was worth the cost. Mr. Drasba stated if not pursuing LCHIP, he suggested doing the structural aspect of the building anyway. Mr. Drasba has concerns that we were putting our money in the wrong place but it was needed to get LCHIP dollars. LCHIP wanted to know that we were putting our money in the best place they needed to go. Mr. Baker thought we would save something that would be easily replaced, to have a good share of the structure built with modern construction pieces. Mr. Baker thought that LCHIP needed to know that it doesn't make sense to restore some, especially with what they have seen in the steeple. Mr. Baker felt we would be fighting LCHIP. Mr. Drasba shared the report was kind of secondary. Once we get the report, we know about the steeple and what degree LCHIP was going to hold us to. Mr. Baker asked Mr. Drasba in his dealings with LCHIP, were they fractional. Mr. Kenison felt that they were and mentioned their letter. Ms. Carney stated it was obvious in the workshop and she had asked those type of questions.

Mr. Drasba discussed the people they would be meeting with at LCHIP and noted that they don't make the decisions for the grants, there was a committee. They would make recommendations to the committee but it would be taken out of their hands. Mr. Kenison asked if Mr. Baker had gotten any information from Mr. Southgate about the difference in cost going through LCHIP. Mr. Baker reviewed what Mr. Southgate would be looking at replacing or restoring. Mr. Drasba noted the material Mr. Southgate was going to use was acceptable material for replacing. Mr. Drasba stated the issue for LCHIP was basically all new versus salvaging what we could.

Mr. Baker thought the Selectmen should go and meet with George Born to guide them through completion of the document and to agree that even if it was to be an additional \$10,000, we would know what this building would require. Mr. Baker noted that looking at next year's start of construction and applying for additional grants, we have a full assessment of the building in terms of what would need to be restored or replaced. Mr. Drasba asked if Mr. Southgate had worked up figures for replacing

