



**BOARD OF SELECTMEN**  
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**BOARD MEETING MINUTES**  
**February 20, 2020**  
**1:00 P.M.**

**Selectmen Present:** Daniel Baker, Robyn Bates, Charles Kenison

**Guests:** William Aldsworth, Kim Heald, Attorney Amy Manzelli, Dana Pinney, Tom Kavet, Robyn Anderson, Sheena Royce, Lyndsey Murphy, Shane Stephens, Robin Peard Blais, Barbara Young, Attorney Heather Neville, Tom Gardner, Terry Silverman, Suzanne Gray, Paul Kotila

Mr. Baker called the meeting to order at 1:24 p.m.

**PRIMARY:**

**PUBLIC COMMENT**

William Aldsworth of Jock Page Road met with the Selectmen to discuss horse manure that was spread on the road and wanted to know if it wasn't illegal. Mr. Baker shared that Jock Page Road was a Class 6 road and that he and Mr. Cuomo looked at the road yesterday. Mr. Baker stated that he didn't know if it was illegal and noted that any maintenance on a Class 6 Road needed the permission of the Road Agent. Mr. Baker stated that the Selectmen haven't had time to discuss because Mr. Cuomo was just notified yesterday. Mr. Baker shared that once the Selectmen have had time to discuss, a letter would be sent out. Mr. Aldrich mentioned that the horse manure was going into the stream.

Mr. Baker stated that it was done without the permission of the Road Agent. The Selectmen agreed to start with a cease and desist, noting that no permission was given.

**\*\*\* APPROVE MANIFESTS**

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

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

**1:15 MEET WITH CHIEF DUBRISKE - Cancelled**

**1:45 MEET WITH BROADBAND COMMITTEE**  
**- Review Non-Disclosure Agreement Consolidated Communications**  
**- Survey**

Dana Pinney and Kim Heald met with the Selectmen to discuss the newsletter insert. The survey questions were what was used in Westmoreland and would be calculated through Survey Monkey. Ms. Bates mentioned that she liked the survey. Mr. Baker asked about the cost. Ms. Heald stated it was \$50. Ms. Favreau asked for a receipt to reimburse Ms. Heald. Ms. Bates would like to add - why we need the survey. The Selectmen agreed. It was noted that the survey wasn't required but would be helpful in the presentation and we would ask to have responses done electronically. It would be a newsletter insert with the link to Survey Monkey. The Selectmen would also like to add that it was important that residents take the survey in order to gather the information. The Selectmen were happy with the work done by the Volunteer Broadband Task Force to date. Mr. Pinney noted that it would be \$180 for double sided printing of the newsletter insert at Staples. Mr. Pinney asked the Selectmen to approve the expenditure. Ms. Favreau would call Staples to let them know that Mr. Pinney was bringing in some printing.

Ms. Bates made a motion to expend funds for the printing of the newsletter insert and reimbursement of the cost of Survey Monkey. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Bates - Yes, Mr. Kenison - Yes. Approved – 3-0

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**2:00 MEET WITH RECREATION COMMISSION**

Ms. Favreau shared that the Recreation Commission did a second round of interviews and there was no interest in those interviewed. Members of the Recreation Commission would come back in with Sheena Royce to discuss the position with the Selectmen as Ms. Royce didn't want any office hours. Ms. Bates asked if someone had talked with Lori Nolan. Ms. Bates stated that she wasn't advocating hiring someone without any office hours. Mr. Baker agreed.

Members of the Recreation Commission: Robyn Anderson, Sheena Royce, Lyndsey Murphy, and Shane Stephens, as well as Cindi Beede, Recreation Director met with the Selectmen to discuss the director position. Ms. Beede shared that the Recreation Commission has done additional interviews. Recreation Commission members want to hire Sheena Royce and wanted to meet with the Selectmen to discuss how this could work without Town Hall office hours. Ms. Royce shared that she has been on the Recreation Commission for six years and she felt it was a position that she could do without office hours. She is a work at home mom with three small children. Sales and Marketing Manager is her background for 12 years and she does marketing consulting on the side – all remotely. Ms. Royce works virtually for Troy PowerSports. When Ms. Beede announced that she was leaving, Ms. Royce wanted to take this on and coupled with her marketing background, she saw that it could be taken up a notch with stronger media presence, in the schools, and expand to appeal to the needs of the entire community. Ms. Royce sees that not having on-line registration as a barrier to their success. It increases communication, increases programming and increases the accessibility to enroll in programs. Mr. Baker shared that as Ms. Royce spoke, the Selectmen originally felt there were x number of hours and that you were willing to do a few hours and the Selectmen approved that. The Selectmen don't have any idea of what the office hours might be. Ms. Beede shared that she didn't offer Ms. Royce the position and that she didn't see the e-mail from Ms. Royce about not having office hours and that she had overcommitted herself.

Ms. Royce shared that during the interview process when she was asked how many hours she was willing to work in the office, she came out with 2.5 hours. Mr. Baker asked what the job requirements were. Ms. Beede shared that nothing happens in the office and felt it could be done at home. Ms. Beede likes the definition of home and work. Ms. Beede shared that Ms. Royce could come in the office and get the information and mail that she needed. Ms. Beede mentioned that she sees people regularly when they have sign up for the programs they offer. Mr. Baker asked if Ms. Royce could be in the office for registrations. Ms. Beede shared that people have asked if they can register on-line but she hasn't offered that as of yet. Ms. Beede shared that she and Ms. Royce have discussed having a drop off box if people chose not to do on-line registration. Ms. Favreau asked how Ms. Royce would accept payments. Ms. Beede shared that she has only looked into this briefly. Ms. Favreau also asked if Ms. Beede spent physical time at the summer recreation program. Ms. Royce shared that she would be available to be present at the summer recreation program. Ms. Royce would do the administrative work in the Town Hall and meet with Ms. Favreau as needed. Ms. Royce just couldn't commit to office hours with the needs of her family. Ms. Beede shared that Ms. Royce would post when she was available for people to contact here by phone or via e-mail. Mr. Baker asked if they had covered all that was done in the office. Ms. Beede stated it wasn't easy for her to say what can and can't be done in the office because she was in the office. The summer recreation program and the fishing derby are a busy time. E-mails and phone calls could be done elsewhere. Mr. Baker liked holding registration in person as it gives the opportunity to meet the coach, director, etc. Ms. Beede shared if registration wasn't on-line, if there was a way to mail back the registrations it would be helpful. Ms. Royce stated there would be a transitional time and she shared there was value to meeting in person. Ms. Bates asked Ms. Royce why she wanted the position. Ms. Royce shared that she wanted to see the program succeed and she has enjoyed being on the Recreation Commission. Ms. Bates asked what Ms. Royce would do on the adult side. Ms. Royce shared that she was shooting from the hip but mentioned that Thomas Transportation does wonderful trips during the week and maybe this could be a stopping point to pick up people interested in going on the trip and to include retirees. Ms. Bates would like to see things in the common, hosting more events, food truck and kids being able to purchase ice cream, etc. Ms. Bates would like to see more of that and if Ms. Royce was willing to put some of her energy to this then Ms. Bates would agree to this, as she was opposed to not having office hours. Ms. Royce shared that if she didn't have office hours, she could do those things. The Recreation Commission wanted to hire Ms. Royce as she has the passion. Ms. Bates stated that the Selectmen appreciated all of Ms. Beede's efforts.

Mr. Baker made a motion to hire Sheena Royce for the Recreation Director position. Ms. Bates seconded. Mr. Baker – Yes, Ms. Bates - Yes, Mr. Kenison - Yes. Approved – 3-0

**\*\*\* REVIEW LEGAL INVOICES**

The Selectmen reviewed the DrummondWoodsum invoice through January 31<sup>st</sup>. Ms. Bates made a motion to approve. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Bates - Yes, Mr. Kenison - Yes. Approved – 3-0

The Selectmen reviewed the BCM invoice. Ms. Bates made a motion to approve. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Bates - Yes, Mr. Kenison - Yes. Approved – 3-0

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**\*\*\* DISCUSS COMPUTER PURCHASE**

Ms. Bates shared that she recommended the following based upon Rich Macomber's report: Town Clerk – no update, oldest was the Cemetery Department and Ms. Favreau would find out how much they use the computer. If used, Ms. Bates wasn't opposed to updating; and the Town Clerk's computer was 2013 on the network and connected to the State. Ms. Bates recommended replacing those two computers, updating the backup solution with carbonite and updating to Windows 2020 and to find out pricing on managed services, quarterly reports and network security audit and network recovery as well as testing the firewall. Ms. Bates shared that she was waiting to hear back from Mr. Macomber to discuss the costs involved. Ms. Bates thought the minimum requirements for the computers was still overkill. Discussion was held on updating the Town Clerk and cemetery computers. The Selectmen agreed that they needed more information before making a decision.

**\*\*\* DISCUSS MARCH MEETING SCHEDULE**

Ms. Bates and Mr. Baker were unavailable on March 4<sup>th</sup>. After discussion, the Selectmen agreed to meet on Tuesday, March 3<sup>rd</sup> at 9 a.m. Ms. Bates would call in. The Selectmen also agreed to meet on Tuesday, March 10<sup>th</sup> at 11 a.m., Wednesday, March 18<sup>th</sup> at 7 p.m., Thursday, March 26<sup>th</sup> at 9 a.m., and April 1<sup>st</sup> at 7 p.m.

**\*\*\* SOLAR MEETING SCHEDULE**

**12:00 Meet with Amy Manzelli – Attorney Client meeting**  
**1:00 Board of Selectmen Meeting**  
**3:15 Meet at town hall for site walk**  
**4:30 Meet with Tom Kavet - Economist**  
**6:00 Public Hearing**

**INFORMATION**

Ms. Favreau shared that someone from Home Town Hero banners had come into the Selectmen's office. Ms. Favreau shared that individuals can purchase banners and they are hung on utility poles. The Town needed to get permission from the utility company. The group likes to put in the center of towns. Dan Colburn and Matthew Sealer does the facilitating and printing of the banners. The banners could be purchased by any family that wanted to honor a hero. Ms. Bates asked it to be passed by the Historic District Commission. Ms. Favreau handed out the information for the Selectmen to review. Mr. Baker asked if this was a non-profit organization. Ms. Favreau shared that Mr. Sealer was willing to meet with the Selectmen to discuss. Ms. Favreau mentioned that the banners were not up year round. They are displayed prior to Memorial Day and just past Veteran's Day. The Town would need to work with the power company to get approval to use their poles. Mr. Pinney noted that the poles could be owned by Eversource or Consolidated Communications. Mr. Baker supported if one person wasn't making a profit. The concern was whether Mr. Sealer was a non-profit. Ms. Favreau would research. The Selectmen were in agreement that this would help for patriotic events.

**ON-GOING BUSINESS:**

- \*\*\* STEEPLE PROJECT**
- \*\*\* PRIME WETLANDS PROJECT**
- \*\*\* AMBULANCE SERVICE**
- \*\*\* SOLAR**
- \*\*\* TOWN-WIDE ISSUES TO BE ADDRESSED AND THEIR ENFORCEMENT**
  - **Unregistered vehicles**
  - **Debris and junk in yards**

Ms. Bates made a motion to recess at 2:42 p.m. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Bates - Yes, Mr. Kenison - Yes. Approved – 3-0

Mr. Baker reconvened the meeting at 4:32 p.m.

**\*\*\* MEET WITH TOM KAVET – ECONOMIST (Economist for the Public)**

Attorney Amy Manzelli had everyone introduce himself or herself. Tom Kavet shared that he has read through some of the Town's information and shared that the view shed was important. Mr. Kavet shared that he would be writing something up for Attorney Heather Neville, Counsel for the Public. Mr. Kavet asked if the property owners had stated this was going to be a problem. One aspect to economic analysis is the numbers and the stories are another aspect of the analysis. Mr. Baker stated what the Selectmen have heard is the noise was a primary concern, and the view shed as presented wasn't visible from most of the locations. It can be seen from the top of Mount Monadnock and from the top of the ski hill. As it relates to property value, Mr. Baker didn't believe that was a topic of concern. Mr. Baker asked what we would look at in an economic view as we don't see a boom to the local community, and the construction phase wasn't long term.

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The Selectmen were interested in Mr. Kavet's view regarding the revenue from the PILOT or MOU and was it worth it to do a PILOT. Mr. Kavet was struck by the view clearings at the location and he was surprised at how far some of those views were. It raises the issue if there is enough of a buffer around it so that you won't have channels opened up. If an owner of a parcel near it, opened it up to put in an orchard, it might change the view shed that we wouldn't have thought of but it could change the view. A question was asked about the view shed from Scott Brook as many canoes go through there. Mr. Kavet stated that was important information that the stream was used recreationally. It is a tourist draw. It was noted that someone rents kayaks and they go through there. Mr. Kavet shared that this was information he wanted. Mr. Kavet asked if there were other tourism activities in addition to hunting as this was important. Mr. Kavet asked that in terms of tourism, do they rely a lot on that? It was noted that the Inn relies on that, the ski hill was very close to Town and was a recreational area with hiking. It was a negative. Mr. Kavet reported that regarding the view on Mount Monadnock, only 1% stated it would prevent them from going. Attorney Manzelli asked for a history of the Town with the other substation and the why noise was such a sore spot. Mr. Baker stated that it was advertised as one thing, and came in as another. It took a lot of mitigation to get the noise to be mitigated. Mr. Kavet asked if the proposed substation was the same as before. Mr. Baker stated we were told that it would be the same but that was what was stated before. Mr. Baker shared that the sound wall stopped the noise. The Planning Board went through two and one-half years to engineer the sound wall. It was designed in such a way with a lip to keep the sound in. The Planning Board worked with a sound expert. Suzanne Gray explained what the process was to get the sound wall installed. It was noted that the current project was the same frequency and it doesn't take much to create a big problem. Mr. Kavet stated given it wasn't a super expensive fix that it should be included. Mr. Kavet shared it was important to stipulate and have it iron clad in the agreement. It was noted that at night it would be operated because of no battery storage. Mr. Kavet would look at studies that mention noise. It was also noted that this was a low noise area at 23 decibels. Mr. Kavet asked for additional concerns – wildlife corridors important to conserve. Attorney Manzelli shared that the Town was asking for the non-panel area to be put in conservation. Mr. Kavet asked if anything had been said about increasing the project. Attorney Manzelli asked if someone wanted to talk about the pipeline project that was to have come through Fitzwilliam. Terry Silverman gave background information on the proposed pipeline. Mr. Kavet mentioned that property taxes wasn't something that he was an expert on, just as an economist and observer, there have been quite a few solar farms development and it would be constructive to find out what has been done in other towns. Mr. Kavet shared that this company has done similar projects in Vermont and he was surprised that this information wasn't shared as this company already has this information. It was mentioned that NH doesn't have an income tax. Mr. Kavet shared that we could see what they are paying to VT and it would give us an idea. The concern would be what could be acceptable and the return back to the Town would be very different. Mr. Kavet noted that what was being paid would be helpful.

A question was asked if NextEra has some awareness of how the school funding would affect the Town. Attorney Manzelli shared that would be some of the information that we needed to explain to them. Mr. Kavet shared that they have a bottom line regardless of where they funnel money. Mr. Kavet asked if we had information from other towns on problems that they incurred. Mr. Baker stated that we didn't have any direct information. Mr. Kavet shared that this was a pretty simple plan to be constructed and real estate was localized. Mr. Baker hoped someone could come up with a real estate indicator as it relates to the PILOT. Mr. Kavet mentioned if there was any economic aspect to it, he could share what things they look at and get a ball park of where we stand. Mr. Kavet stated that the land and equipment should all be a part of it. There are a lot of approaches. Mr. Kavet was asked about the scope of his work. Mr. Kavet shared that an economic analysis was issued on the number of jobs and the economic impact to that, to include tourism and that every part of his report would be scrutinized. Additional information and additional runs would be asked for and if they weren't going to do it, the Counsel for the Public would. Mr. Kavet would look at things that would affect the value because of the project. It was mentioned if the project would affect the small business owners – potters and antique shops. Mr. Kavet stated the primary impact is the construction phase and the small amount of maintenance – little impact. During the construction phase it depended on the extent of using subcontractors used on other jobs, not local, the trucking of some material would be local but he didn't know if the electrical connections wouldn't be subcontractors they used before. Mr. Kavet shared that using local would be hard because they would need to find experienced people. The economic impact would be done at the State level not locally. Mr. Kavet stated it would be surprising if they didn't already have an idea of whom they would be hiring. Mr. Kavet noted it was hard to build a model in a small community.

Attorney Manzelli asked for other questions. Attorney Neville asked the group to reach out to her if they have other questions. Mr. Kavet didn't know if the workers would come out of Boston, he would need to ask. He stated they are not making any representation as to a price benefit that should be considered. Mr. Kavet shared there wasn't much benefit and not much of a negative impact. The PILOT would be where the benefit was, funding to do what the Town would want to do. Mr. Baker shared that it has been brought up several times that the solar farm was being built here but the contract was out of state. Mr. Baker wondered if we were looking at this in the right way. Mr. Kavet shared that there was no way to know where the power was coming from as it enters the power pool. Mr. Kavet was asked about the timber tax. Converting land that used to be forest and non-forest has implications to the timber industry and how far do you take that analysis. Mr. Kavet shared that it would be quite small. It was harvested every 20-30 years and so you get that benefit. If a perfect analysis, you would be covering all of the basis and it was a small number. Using that land for something else, they would say the tax value of the land was higher. Mr. Kavet shared that in doing analysis you want to get those big impacts. A question was asked about revenue coming into the Town – tax revenue. Mr. Kavet mentioned that the direction in 20 years would be more - flow of money would be state policies that could affect it. Being 20 years out – who knows.

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**Meeting Schedule:**

**7:00 p.m. - Wednesday, February 5, 2020**

**9:00 a.m. - Tuesday, February 11, 2020**

**1:00 p.m. - Thursday, February 20, 2020**

**9:00 a.m. - Thursday, February 27, 2020**

Ms. Bates made a motion to adjourn the meeting at 5:20 p.m. Mr. Kenison seconded and the motion passed. 3-0

Submitted by:

Sheryl White  
Secretary to the Board of Selectmen

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Daniel Baker, Chairman

\_\_\_\_\_  
Robyn Bates

\_\_\_\_\_  
Charles Kenison  
Board of Selectmen