

Town of Farmington
Board of Selectmen Public Meeting Minutes
Monday, September 16, 2019

Board Members Present:

Paula Proulx, Chairman
Neil Johnson, Vice Chairman
Dave Connolly
TJ Place
Ann Titus

Others Present:

Arthur Capello, Town Administrator
Chuck Tiffany, Water Dept. Supervisor
Residents Bruce Bridges, Tim Brown,
Bill Fisher, Jason Lauze

1). Call to Order:

Chairman Proulx called the meeting to order at 6 p.m.

2). Pledge of Allegiance:

All present stood for the Pledge of Allegiance.

3). Public Input:

Mr. Capello thanked Manager Jim Horgan and PIP Rental for coming out late Thursday night and staying for the duration of an incident in town. He said Mr. Horgan opened up the store so the family had a warm place to sit and access to bathrooms while everything was going on.

4).Public Hearing: Application from Lauze Properties for RSA 79-E Community Revitalization

Tax Relief:

Chairman Proulx opened the Public Hearing at 6:03 p.m. and asked for some background information regarding this application.

Mr. Capello said that Lauze Properties has purchased the building located at 445 Main Street. He said the building has store fronts on the first floor and at one time had residential units on the second floor. That falls within the RSA 79-E district in town and there are certain incentives Mr. Lauze can apply to the board for he said.

He said after today's public hearing the board has 45 days to decide whether to grant the potential tax relief where the owner would still pay the entire tax rate (county, local school, Town, state school) but it would be based on the property's current assessed value for up to 5 years following completion of the rehab.

Jason Lauze came forward and told the board that the 5 year period is just for the commercial portion of the building but if housing is included it is an additional 2 years and if it is affordable housing there is an additional 4 years of tax relief. If you rehab an historic building or it has the potential to be registered as historic per the Secretary of the Interior's standards there is an additional 4 years so there is a potential for 15 years of incentives he said.

Chairman Proulx noted these are all "maybe extensions". She said this tax relief incentive

program was established by the town at the 2014 Town Meeting in an effort to revitalize the downtown area by providing tax relief. It has to come before the Board of Selectmen and there are three questions where the board has to make sure that everything fits she said.

She asked the board to hear the questions one at a time and for Mr. Lauze to briefly tell the board how he figures this structure would qualify for the 79-E program.

Question 1 asks if this is a qualifying structure (a building located in the Village Center District as depicted on the Town of Farmington Zoning Map in the Town Zoning Ordinance).

Mr. Johnson said this building is located in the 79-E district which is all that is required by this question.

Mr. Lauze said he believes that an addendum was added to this RSA so that towns have the ability to extend the district beyond their downtowns if they choose to do so.

Question 2 asks if the proposed rehabilitation is substantial (the rehab cost must be \$75,000 or at least 15% of the structure's pre-rehab assessed value whichever is less).

Mr. Johnson said Mr. Lauze's application shows that (the total estimated project cost is \$150,000).

Mr. Lauze said he will well exceed the costs shown on the application so he doesn't need this to qualify because his expenses will be well in excess of \$75,000.

Mr. Johnson said the current total assessed value of the property is \$174,000 and that 15% of that would be approx. \$26,000 so Mr. Lauze is almost meeting the criteria with just the cost of roof repairs (estimated at approx. \$20,000).

Mr. Lauze said he did not know if cost of roof repairs could be counted toward rehab costs because it started before his application would be approved.

Mr. Capello said he didn't think he needed to worry about it because he will be doing well more than just that.

Mr. Johnson said he thought Mr. Lauze's estimated expenses were on the low side and that he didn't think question 2 is an issue at all.

Mr. Lauze agreed that he estimated the costs conservatively and that the building needs a little of everything.

Question 3 asks if there is a public benefit (improves downtown economic vitality, improves a culturally or historically important structure, promotes downtown development or increases downtown housing).

Chairman Proulx said she did not see any issue with this question either.

Mr. Johnson said the application pretty much answers most of these questions. He said the building is the center of downtown and is the most imposing structure in the downtown and no matter which direction you are coming from you can't miss it.

Mr. Lauze said that in the condition that it is in it sticks out a little extra.

Mr. Johnson said he felt that the cultural aspect of the building was more important at this point as that is the look that downtown is and that people expect to see.

He said Mr. Lauze plans to redo the first floor store fronts as part of development plan and proposes to put 2-3 residences on the second floor. You only had to meet one of them (the public benefit criteria) and I think you have all 4 of them covered in one way or another he said. Chairman Proulx opened the hearing to public comments/questions at 6:15 p.m.

Tim Brown said that just in the conversation he heard tonight the project meets the stipulations. He said that a local resident has come forward who is willing to make the investment and asked the board to take whatever time they need to come to a decision but to accelerate that process. Where the investment has already been made I would think it would be easier for a businessman to start on his project, get some rentals in there and then take that rental income and reinvest it into the community and the building he said.

Bruce Bridges said he agreed with Mr. Brown that this is a very important building in our downtown and that we should accelerate this as fast as we can so Mr. Lauze can get started working on it. It would be nice if he could get started before the snow flies as it is a lot easier to work on the exterior of a building without snow on the ground. He falls under every category of the stipulations as I understand it he said.

Mr. Lauze said that his family moved here when he was 6 years old and that he grew up here. He said when he was a kid that building looked beautiful and it had a barber shop on one side where he got his hair cut, bought his Halloween costumes at Barrett's in the middle and the pharmacy was on the left side. He said he was not a non-profit organization and his intention is to make an investment in it and reap the benefits of that at some point.

Mr. Lauze said he went before the Zoning Board of Adjustment last week but has not yet gotten approval for the proposed apartments on the second floor (the request for a Variance was continued to Oct. 3). He would like to put in 3 apartments but under the current ordinance he is only approved for one apartment since there is only about 7,500 square feet of land on the property and 5,000 sq. ft. of space per unit is required. He said he thought he could overcome that board's concerns about parking and green space either by using the municipal parking lot or leasing spaces from another entity and because the park is not far away.

He said he needs to maximize every piece of it that he can in order to bring in the money he needs to put back into it. He said he has contacted the NH Preservation Alliance and the US Dept. of Agriculture regarding funding and some other groups as well.

Mr. Lauze said his intention is to be as energy efficient as possible with the renovation and he hopes to install solar panels on the portion of the roof that has 5,000 sq. ft. of flat space.

He said he thought he would meet the additional 2 years of tax relief by adding the residential space and that the second floor had been used as a residential space sometime in the past.

Mr. Capello said he has been on the second floor and agreed it probably was used as a residence at some point but that he that was many, many moons ago.

Mr. Lauze said he did not think the space was ever legally used as an apartment as it was zoned for storage and it was converted to a residential use. He said if he is approved for 3 apartments

he intends to make 2 of the units into affordable housing to meet that portion of the criteria. He said he was not sure of the US Secretary of the Interior's standards for rehabilitation and if the building would meet those requirements. It meets the requirements for a historic building but that Farmington Historical Society President Stan Freeda said he couldn't do a lot with the exterior of the building he said.

Mr. Lauze explained that the exterior of the building is a mixture of wood clapboards, pressed shingles that may contain asbestos and vinyl siding. He said he is awaiting clarification from the NH Preservation Alliance on how the building can be restored and still retain its historic character but that if he is unable to restore it he planned to use composite materials and make it look as good as it can.

Mr. Johnson said this is the first 79-E application to come before the board so it is a learning process for the board as well.

Chairman Proulx said she hopes that once word gets out that Mr. Lauze is doing this others will follow suit.

Mr. Lauze said the NH Preservation Alliance has a list of the towns that have approved the 79-E program on its website and that Farmington is not included on that list.

Chairman Proulx asked if they needed to submit any paperwork to the state (to show that the town has voted to allow the Selectmen to accept requests for the 79-E program).

Mr. Capello said he did not know and would find out. He asked Mr. Lauze to provide the contact information for the NH Preservation Alliance so they will put Farmington on their list which will help to advertise the availability of the 79-E program in town.

Mr. Lauze said he thought that Rochester has only had 2 79-E applications, one of which was just last month.

Mr. Connolly verbally applauded Mr. Lauze for stepping up and taking on this endeavor. He asked if he had an estimate of how long it will take to complete the work.

Mr. Lauze said his initial focus is on getting the store fronts renovated and rented by spring 2020 and it will be a little longer (probably within the next 2 years) for the second floor apartments to be renovated and rented. He said one of his better prospects is to rent the right side store front (the former barber shop space) to a local baker and install a commercial kitchen in the center unit for use by the baker and other small food businesses.

Mr. Johnson said the best case scenario for this project is that it will be completed in 2 years but realistically it will probably take about 3 years.

Mr. Lauze said part of the issue now is that he needs to know if the building is considered historic and what can happen with the exterior of the building. He said the portion of the front wall below the windows is rotted and he would like to replace it with a stone veneer but he doesn't know if this would be allowed and still meet the criteria for a historic structure.

Mr. Connolly asked how important it is to Mr. Lauze to meet the historic criteria for the building.

Mr. Lauze said he was not yet positive and was waiting for responses from the various entities he contacted for guidance through the process. He said if he met the 5 year criteria for the store fronts and the 4 year criteria for the affordable housing he would qualify for a 9 year tax relief period.

Mr. Capello said he would e-mail Town counsel and ask if they can grant tax relief for 5 years and then extend it if Mr. Lauze is on track to meet the criteria for the extensions.

Mr. Johnson said there is no indication in the RSA that it could be done that way.

Mr. Lauze said from his reading of the RSA he felt it would be easier for the board to take back the tax relief period if he is not meeting the requirements. He said they will also have to enter into a covenant between himself and the Town and that can be extended for up to double the tax relief period.

Mr. Bridges said that he would like to help Mr. Lauze with his rehab project by giving him a \$500 gift card that he paid for with his own money and he hoped that others would help to revitalize other downtown buildings. He then handed a Sherwin-Williams Paint Store gift card to Mr. Lauze and added that there is also a discount available so the card is actually worth more than \$500 in materials.

Mr. Brown asked if the board were to approve the project if they could vote in such a way so that the exemption was approved at the date of the application so that any money that was put into it in between would most likely apply to the requirements.

Mr. Capello said he plans to ask legal counsel that question.

There were no further questions or comments from the public present.

Chairman Proulx closed the public comment portion of the hearing at 6:40 p.m.

Mr. Capello reviewed his list of questions for the Town Attorney which was as follows:

Can the board grant the 79-E and then extend it if it qualifies?

Can the projects done prior to the approval but during the application process count toward the amount needed to qualify? Can the covenants be extended double (the term of the tax relief) only on the commercial portion of the project?

Provide a draft covenant for review.

Chairman Proulx requested that any questions/comments be handled through Mr. Capello.

Mr. Lauze said he would like to see the local media make a big deal of his project as they did for the recent 79-E project in Rochester by doing a feature story on his rehab project as a way to inform other business owners and potential investors about the 79-E program. For people to see that there is a commitment on both sides with someone willing to invest in the town and the Town itself helping out is a PR (public relations) win he said.

Motion: (Johnson, second Connolly) to close the public hearing regarding the 79-E application passed 5-0 at 6:43 p.m.

5). Review of Minutes:

September 9, 2019 – Non-Public Sessions A-D: Session A- strike the word “a” after “\$6.44” in

the second line;

Session D –1st sentence, strike “resident” and insert the person’s name; 2nd sentence, add the word “and” after “Town”,

Mr. Johnson suggested they table the minutes of Non-Public Session D and discuss it in non-public session at the end of the public portion of this meeting.

Motion: (Titus, second Johnson) to accept the minutes of Non-Public Session A as amended, Non-Public Sessions B & C as written and Non-Public Session D as tabled passed 5-0.

6). Update on Water Leak Detection Grant:

Water Dept. Supervisor Chuck Tiffany said that (NE Water) came in 4 weeks ago and conducted a leak detection survey of the whole town including every fire hydrant and gate valve and found that we were losing more than 92,000 gallons per day due to leaks.

Mr. Tiffany’s memo to the board included a copy of the report summary which contains a list of 6 leaking hydrants, 3 service line leaks and 1 main line leak. He said he had all of the hydrants were repaired and noted that some of those leaks were due to improper shut downs and others were due to bad gaskets.

Mr. Connolly asked if the dept. has a way to test the items after they are repaired.

Mr. Tiffany said they have a listening device that is used to test for water leaks after the repairs. He said that the repairs completed so far have reduced the 92,000 gallons a day loss by 76,000 gallons but he has only seen a reduction of about 35,000 gallons at the Town Well.

He said all of the leaks on the report list have been fixed with the exception of the service lines for properties located on School Street and Mechanic Street. He said he needed to make an appointment with the property owners for those repairs.

Mr. Johnson said he figured that they have reduced the water loss by approx. 55,000 gallons and asked if they were seeing any difference at the Town well.

Mr. Tiffany said he has seen a 35,000 gallon difference on the daily flow reports and has not seen a 76,000 gallon difference. He said they estimate the number of gallons per minute by listening to the sound of the water leak through the instruments so it could be off some.

Mr. Johnson said 37,000 gallons a day is significant.

Mr. Tiffany said the goal is to get below 15% water loss to qualify for funding. He said he has applied for the leak detection grant this year so hopefully the testing will be free again next year. He said there are old galvanized lines in the system and things are going to pop up from time to time and it doesn’t take much for a leak to add up fast.

Mr. Johnson said they may see another 20,000 gallon reduction once the last two leaks on the list are repaired.

Mr. Tiffany said in the event the dept. is not awarded a grant for next year the Town is a member of Granite State Water who will do leak testing for a small donation.

Mr. Johnson said that spot checks for water leaks have been done previously but this is the first time the whole town has been done.

Mr. Tiffany said the Water Dept. does spot checks but this test was quite extensive where it took 2 people a week to check the whole town.

Mr. Johnson said he didn't think that anyone thought the water loss would be in the 70,000 to 90,000 gallons a day range. It may behoove us to spend money to keep an eye on it he said.

Mr. Tiffany said this could also result in a savings in the amount of chemicals needed for water treatment.

Chairman Proulx asked if they would have to wait until next year when it is retested to apply for other grants seeing as some reductions in the water loss have already been made.

Mr. Tiffany said he plans to do a water audit at the end of the year to see where we stand and if it is below 15% he will apply for grants. Otherwise we'll just keep plugging away at it he said.

Mr. Johnson said he expected they will be close to the 15% water loss goal when they close the last 2 leaks.

Mr. Capello said there are other factors that make up the 15% figure such as using flow meters for the hydrant flushing because if they don't account for that it goes against the water loss. He said they are also getting water meters for the fire hydrants so when the Fire Dept. is filling their trucks they can account for that.

Mr. Tiffany said flushing the hydrants uses about 1 million gallons of water and that the catch basin cleaners and street sweepers use water from the hydrants and it was never accounted for in the past.

Chairman Proulx asked if everyone who needs to be on a meter is on one.

Mr. Tiffany said that not all of new meters have been installed yet but to the best of his ability and knowledge the answer is yes.

Chairman Proulx said she has asked this question for years and she was always told yes but there seemed to be a lot of people who should have had meters who didn't have them.

7). Memorandum Of Understanding for the School Resource Officer:

Mr. Capello said he believed he captured everything in this draft (9/11/19) as requested by the board at the previous meeting. He said he gave the draft to Mr. Johnson to review prior to the meeting to see if he missed anything.

Mr. Connolly and Mr. Johnson suggested the following additional changes:

Page 1, opening paragraph, 4th line- change "Board" to "BOARD" (all capitals)

Page 3, first paragraph, second sentence beginning at "(collectively...)" the suggested change was pasted into the sentence but what was already there was not deleted.

Page 3, Section B Supervision, last sentence- two different print fonts were used

Mr. Connolly noted this was done in several places.

Mr. Johnson said this happened because Mr. Capello pasted his suggested changes directly from his e-mail which uses a different font than the one used in the draft.

Page 4 – change "and" to "a"

Page 6, item #4, last line – the wrong font is used for "Superintendent"

Page 14, Section X, Notice- "Farmington Board of Selectmen" should be in bold text
Mr. Capello said he would make the corrections and return the MOU to the board for additional review at next week's meeting.

8). Update on Road Safety Audit:

Mr. Capello explained that last year he applied for a grant with the assistance of the Strafford Regional Planning Commission (SRPC) regarding the intersections of Route 11/Central Street and Route 11/Tappan Street because of the number of serious and fatal accidents that have occurred there over the last several years. He said the Town was awarded the grant from the Dept. of Transportation (DOT) to start the Road Safety Audit process and the first meeting was held last Wednesday from 8 a.m. to 1 p.m. Approx. 10 people from the DOT, SRPC and the town attended the meeting and he will provide all of the notes and slides from the meeting to the board as soon as he receives them he said.

Mr. Capello said the group visited both intersections to view the flow of traffic and to come up with ideas for possible improvements. He said they also met with a representative of Cameron's Garden Center to discuss their observations of the situation there.

He said they came up with a few positive observations about the existing intersections and then brainstormed some ideas about what could possibly be done to improve them to help alleviate some of the accidents. Their ideas included everything from simple "rumble" strips on the center line of the roads to redesigning the intersections he said.

Mr. Johnson questioned how the rumble strips on the center line would change the issue.

Mr. Capello said that the data showed that there were several head-on collisions at the Central Street/Route 11 intersection and it was thought that the rumble strips may keep drivers from veering over the line. We wrote down everything we could possibly think of and then it will be analyzed by the DOT and they along with other state agencies will determine what they think will work for each location and look at available funding he said.

He said he asked if this will become a part of the state's 10 year plan for road improvements and learned that this program has federal funding separate from the state 10 year plan which is to be used solely for this purpose if they come up with something they feel that will work.

Chairman Proulx asked if a timeframe was given for a response from the state.

Mr. Capello said the Town should receive the group's feedback typed up and ready to present within a week. Then the information will be distributed among the other state agencies, they will review the data collected and consider which improvements such additional street lighting or a turning lane would improve conditions at each site.

He said one issue with adding a turning lane that kept coming up was the bridge on Route 11 over the Mad River because the state does not want to have to replace the bridge. If that is what they choose to do, that will probably become part of the state's 10 year plan he said.

Mr. Johnson said if they choose to add a turning lane they would also have to widen the existing bridge and to widen the existing bridge they would have to take down the old one and

put in a new one.

Mr. Capello said once he receives the feedback from the meeting he will ask for a time line as to what happens next.

Mr. Bridges said that his wife was involved in an accident at the Rte.11/Central Street intersection where she was “rear-ended” by a vehicle behind her several years ago. He said that is what often happens there as the traffic coming from behind you doesn’t see you and doesn’t stop, rear-ends you and knocks you into the on-coming traffic. He said that the previous day he went down to High Street to turn so he could enter Central Street. He said he planned to keep going down the road until he found an opening to turn because you can’t sit on Route 11 waiting to turn onto Central Street or you will be rear-ended.

Mr. Capello said some other issues discussed included adding more signage further west of the intersection informing drivers they are coming into a business district, potentially moving the entrance to the garden center further down to where the second driveway cut is and that the narrow shoulder heading eastbound in front of Cameron’s encourages drivers to pass a stopped vehicle but if the driver misjudges the width of the shoulder they will end up on the guardrail. Chairman Proulx asked if the DOT will make the final decision on what will happen at the intersections.

Mr. Capello said the ultimate decision will be made by the DOT as it is their money but the Town will have some input into the decision.

9). Town Administrator’s Business:

a). Update on Required Tax Setting Forms for DRA – Mr. Capello said that as of that day the required school district forms had not been submitted and during the School Board meeting last week they said they filed for an extension with the state to allow them to submit them by the end of the month. He said the process is happening on their end and that hopefully they will be able to set the tax rate at the right time and not run into money issues.

b). Update on Truck Specs- Mr. Connolly asked if there was an update on the specs for the new truck requested by the Fire Dept.

Mr. Capello said the Chief met with someone to help him with the specs, they are in the works and he is waiting to receive them. The same goes for the truck requested by the DPW he said.

c). Fund Balance Policy- Mr. Connolly asked if the board would be reviewing this policy again. Mr. Capello said that is correct.

d). Water Fountain - Mr. Connolly said a resident brought to his attention that the water fountain in front of this building has not been working for some time.

Mr. Capello said there is a cast iron part that is cracked and they have not been successful in their efforts to repair it so far. He said it needs to be welded and there is not much left of it to weld and that there is also another crack in the fountain’s base.

e). Gift Card Explanation– Chairman Proulx asked Mr. Bridges to speak about the gift card he gave to Mr. Lauze earlier in this meeting.

Mr. Bridges said he was trying to get people to donate to bring the downtown area back to its old self and he hoped that more businesses and residents will follow his lead and try to help these businesses. They're not renting their store fronts so it is hard for them to put money into it so I'm hoping others will do the same and give the businesses a hand up so we can get our downtown back he said.

Chairman Proulx said Mr. Bridges was presenting something of a challenge for others to donate and help out with revitalizing the downtown.

Mr. Bridges said everybody talks about revitalizing downtown so let's see more people step up to the plate and help with it instead of just complaining on Face book and putting the blame on the Selectmen.

Mrs. Titus suggested that people that are unable to donate money may be able to donate their time to help them out. There are a lot of people with a lot of talents in this town she said.

f). New Used Cruiser Update- Mr. Capello said the new used cruiser recently purchased to replace a cruiser totaled in a accident is on the road and being used and the totaled cruiser was scheduled to be picked up by Primex the next day.

Mr. Johnson asked if the Police Chief had everything usable stripped out of the totaled cruiser. Mr. Capello said everything usable was removed from the cruiser and it has a trunk full of junk that they are getting back. He extended many kudos to Officer Croteau for saving the Town a lot of money as he is the one who did all of the work in transferring the parts from one cruiser to the other which included taking the doors off the totaled cruiser and installing them on the replacement cruiser so the Town didn't have to repaint and re-sticker the doors on the new car. He added that Primex will reimburse the Town for the time Officer Croteau spent working on the two cruisers.

g). Equipment Maintenance – Mr. Bridges said he watched a previous board meeting where the DPW Director Gary Rogers came before the board requesting a new skid steer and a new dump truck. He said Mr. Rogers made a comment that the hours meter on the skid steer had been broke forever. Some of the most important parts on a dump truck are the hours meter and the speedometer because you can't maintain a truck or piece of equipment without knowing how many hours or how many miles are on it he said.

He said he went to a local business and got copies of their paperwork containing the daily driver mileage and maintenance reports.

He asked why any Town dept. should be given new equipment if they are not going to maintain it. Everything that Mr. Rogers named as broken on the skid steer were wear items and if it had been going in for maintenance it would have been fixed as they went he said.

Mr. Capello said the current DPW Director has only been the Director for about 1 year and a lot of these issues are things he inherited and that have been corrected and he has been giving the board monthly repairs/maintenance/project reports.

Mr. Bridges said that Butch Barron is the local business owner who gave him this information

and he agreed that the hours meter is one of the most important parts on the machine because without it you can't do maintenance.

Mr. Capello said he didn't think anyone was disagreeing with Mr. Bridges but that he was not going to throw Mr. Rogers under the bus for something that he inherited.

Mr. Bridges said the depts. should have a maintenance schedule and gave the board documents with examples of an equipment maintenance schedule and suggested every employee that works in the equipment should be given a copy of a report of broken or damaged equipment so that if they see something broken they fill it out and turn it into the office so that it gets repaired.

Mr. Capello said the depts. already have all of the forms Mr. Bridges just mentioned.

Mr. Bridges asked how they do routine maintenance such as oil changes if they don't know the number of hours on the skid steer and that everything that Mr. Rogers named off at the previous meeting are maintenance items.

Mr. Connolly said those items were maintenance items that have been neglected for years long before the current DPW Director became the Director. He is the one who is finally bringing it to our attention he said.

Chairman Proulx said the depts. have been doing maintenance all along and it hasn't been just a year since they've done any maintenance. She said this is why she keeps asking about the maintenance schedule because she wants to make sure the maintenance is getting done. Since Mr. Rogers has been here we have been doing inspections and maintenance and I am hoping that the skid steer was inspected at some point during that year she said.

Mr. Capello said this is why the board gets the monthly maintenance reports.

Chairman Proulx said she is still not satisfied with that report because the maintenance schedule is not part of the report.

Mr. Capello said the last time Mr. Rogers was before the board he said that issue would be resolved and it will be added to the maintenance report.

Mr. Bridges suggested that if Chairman Proulx were to visit Barron Bros. Development and ask Mrs. Barron to walk her through the system she would find that it is an easy system and nothing slides through the cracks. Everything gets repaired and everything gets in on time for maintenance. A 19 year old skid steer is nothing if it was taken care of and a piece of equipment can last 25 years and still be a good reliable piece of equipment he said.

Mr. Capello said they can't go backwards, they are trying to go forward and that he thought they have made good strides forward with some of the systems they have put in place.

Chairman Proulx said she thought they are "getting there" and there's probably other things they need to talk about to get there further.

Mr. Bridges said the Barron Bros' employees take the hour meter and write down the hours on the hour meters at the end of each week and then bring it into the office and then Mrs. Barron reviews the reports and if the hours are within 25 hours of the maintenance schedule she

schedules that piece of equipment for maintenance. He said some of the items on the list Mr. Rogers described wore out but it shouldn't have been that long and some of those things should have been fixed after he has been here for a year. He said this is something that concerned him as a taxpayer and as an equipment owner and that he wanted to bring it to the board's attention.

Bill Fisher said that the issues Mr. Bridges brought up have been pointed out by the board and that Chairman Proulx goes after it quite hard about getting the equipment fixed. He said he knew there were problems getting things fixed in the past and the DPW Director is doing a great job getting caught up on that stuff. When the various depts. heads ask for a new piece of equipment one of the first things Chairman Proulx asks if what they have been doing to maintain the existing equipment. He thanked the board for working hard to get things fixed and saving taxpayers' dollars.

10). Non-Public Session A:

Motion: (Johnson, second Titus) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 5-0 by a roll call vote (Proulx, Johnson, Connolly, Place, Titus-yes) at 7:25 p.m.

Motion: (Johnson, second Place) to come out of non-public session passed 5-0 at 7:40 p.m.

11). Non-Public Session B:

Motion: (Johnson, second Titus) to enter non-public session under RSA 91-A: 3 II (d) Acquisition, Sale or Lease of Property passed 5-0 by a roll call vote (Proulx, Johnson, Connolly, Place, Titus-yes) at 7:40 p.m.

Motion: (Johnson, second Place) to come out of non-public session passed 5-0 at 7:55 p.m.

Motion: (Johnson, second Place) to seal the minutes as disclosure would render the proposed action ineffective passed 5-0 by a roll call vote (Proulx, Johnson, Connolly, Place, Titus-yes).

12). Non-Public Session C:

Motion: (Johnson, second Titus) to enter non-public session under RSA 91-A: 3 II (c, e) Reputation, Litigation passed 5-0 by a roll call vote (Proulx, Johnson, Connolly, Place, Titus-yes) at 7:55 p.m.

Motion: (Place, second Connolly) to come out of non-public session passed 5-0 at 7:57 p.m.

Motion: (Johnson, second Place) to seal the minutes as disclosure would render the proposed action ineffective passed 5-0 by a roll call vote (Proulx, Johnson, Connolly, Place, Titus-yes).

13). Non-Public Session D:

Motion: (Johnson, second Titus) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 5-0 by a roll call vote (Proulx, Johnson, Connolly, Place, Titus-yes) at 7:57 p.m.

Motion: (Johnson, second Connolly) to come out of non-public session passed 5-0 at 8 p.m.

Motion: (Johnson, second Place) to accept the Non-Public Session D minutes of Sept. 9, 2019 as amended passed 5-0.

14). Non-Public Session E:

Motion: Johnson, second Titus) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 5-0 by a roll call vote (Proulx, Johnson, Connolly, Place, Titus-yes) at 8 p.m.

Motion: (Johnson, second Titus) to come out of non-public session passed 5-0 at 8:07 p.m.

15). Additional Board Business:

Winter Street Speeders- Selectmen received copies of an e-mail from Police Chief Jay Drury regarding a complaint about speeders on Winter Street. The Chief wrote that after several patrols in the area they did not find anyone going over the posted 25 mph speed limit but they will continue to check the area.

Mrs. Titus said that much of the speeding seems to take place at night.

Chairman Proulx said she was concerned about the tight corner near the open gate to the mobile home park and asked about the status of the bridge work at the park's front entrance which necessitated the opening of the Winter Street gate.

Mr. Capello said he did know the current status of bridge and that he would get an update.

Scott Packs- Mr. Connolly said that Chief Reinert reported that the dept.'s application for grant funding for the Scott Air Packs is now in technical review.

Mr. Johnson reported that Milton has already been awarded \$135,000 to purchase Scott Packs.

Mrs. Titus asked that Chief Reinert check the status on the Town's grant application.

DPW Monthly Report- Chairman Proulx said she would like to see monthly project status reports and what projects are scheduled from now until there is snow on the ground.

RSA 79-E – Selectmen requested that the Interim Town Planner review and provide a written response regarding Mr. Lauze's rehab project and that the submission date, assessed value of the property and the tax map and lot number be included on Mr. Lauze's application.

Chairman Proulx also requested a definition of "subsidized housing" and if the tenants and/or the housing itself must meet the definitions.

16). Adjournment:

Motion: Titus, second Proulx) to adjourn the meeting passed 5-0 at 8:30 p.m.

Respectively submitted

Kathleen Magoon, Recording Secretary

Paula Proulx, Chairman

Neil Johnson, Vice Chairman

Dave Connolly

TJ Place

Ann Titus