

Town of Farmington  
Board of Selectmen Public Meeting Minutes  
Monday, March 6, 2023  
Selectmen's Chambers  
356 Main Street-Farmington, NH 03835

**Board Members Present:**

Gerry Vachon, Chairman  
Charlie King, Vice Chairman  
Ann Titus  
Doug Staples  
Penny Morin

**Others Present:**

Ken Dickie, Town Administrator  
Kelly Heon, Finance Administrator  
Ron LeMere, Bldg. Insp./CEO  
Joe Kenney, Executive Councilor  
Manny Krasner, resident  
Dale Knapp, Matt Kennedy, Ed  
Cherian, Walden Renewables  
Justin Cahill, Kodiak Group  
Jason Lauze, resident

**1). Call to Order:**

Chairman Vachon called the meeting to order at 5:30 p.m.

**2). Pledge of Allegiance:**

All present stood for the Pledge of Allegiance.

**3). Non-Public Session A:**

**Motion:** (Vachon, second Morin) to enter non-public session under RSA 91-A: 3 II (a) Investigation of Charges against a Public Employee passed 5-0 by a roll call vote (Vachon, King, Titus, Morin, Staples-aye) at 5:30 p.m.

**Motion:** (Morin, second King) to come out of non-public session passed 5-0 at 5:52 p.m.

**Motion:** (Titus, second Staples) to seal the minutes for 1 year as disclosure would adversely affect the reputation of a person other than a member of the board passed 5-0 by a roll call vote (Vachon, King, Staples, Titus, Morin-aye).

**4). Non-Public Session B:**

**Motion:** (King, second Titus) to enter non-public session under RSA 91-A: 3 II (a) Discipline of a Public Employee passed 5-0 by a roll call vote (Vachon, King, Titus, Staples, Morin-aye) at 5:52 p.m.

**Motion:** (King second Vachon) to come out of non-public session passed 5-0 at 5:59 p.m.

**5). Reconvene Public Session:**

Chairman Vachon reconvened the public session at 6:01 p.m.

## **6). Public Input:**

Resident Manny Krasner asked if the warrant is ready to be looked at and if a copy of it was available anyplace.

Mr. Dickie said the warrant has been printed and there was a copy of it outside the front desk.

Mr. King asked if they need to have copies available for the general public within 7 days which would be tomorrow.

Mr. Dickie said that is correct and the Town Report would be available soon and for now they will print copies of the warrant.

Mr. Krasner then said when they are posting the meeting agenda online and the meeting is going to start at 5:30 p.m. it would be really cool if there would be a line saying 5:30 p.m. Non-Public Session at the beginning (of the calendar on the Town website home page).

Mrs. Morin said she printed her copy of the agenda from the website and it says 5:30 p.m. Non-Public Session on it.

Mr. Krasner said if it was there and he missed it he apologized and if it wasn't there to please make sure that it is.

Executive Councilor Joe Kenney from Wakefield said he wanted to let them know that state government is in full swing and this coming spring they will be dealing with the 10 Year Highway Improvement Plan with all of the infrastructure funding around the state. He said they got a lot of federal money through the Infrastructure Investment and Jobs Act (\$350 billion federal highway program thru 2026) so whether they are looking at sidewalk projects, a road project, bridge repair or whatnot he will leave his information so they will have it.

He said if they wanted him to come in at a later time he could talk more extensively about the Governing Council and what they're up to. He said there is a great program out there called the Community Center Grant Program that a lot of communities are interested in looking at to build a new community center. He said they just passed a \$40 million grant with Consolidated which is for high speed broadband in rural areas which is a big item. He said they also have a lot of funding in NH Dept. of Environmental Services for wastewater and stormwater grants and a lot of communities are struggling with upgrading their water and sewer systems and there is a lot of funding out there for that as well.

Mr. Kenney said their primary functions are 3 things- they vote on all state contracts \$10,000 or more, they vote on all boards and commissions in state government and more importantly they vote for judges so all the people you see in the courts around the state are nominated by the Governor and confirmed by the council and in the prior 2 years they put 23 people on the benches here in NH so it's kind of a big ticket item.

He said he wanted to stop in and say hello and give them his business card and a little bit about the council. He said once a year they take the council on a road show and this year they are taking it to Dover because they are celebrating their 400<sup>th</sup> anniversary. He said if you have any big occasions and need a proclamation from the Governor's office they can facilitate it at the

council's district office in Concord. I taught in Farmington many years ago so I'm very familiar with the community and I live up the road in Wakefield so I travel through Farmington all the time to get to Wal Mart he said.

Mr. King asked what they could do about getting more court time as far as available hours to get through some of our back log. He said it seems like when you go to court the judge presides on the bench at 10 a.m. and then by 3:30 p.m. he is done for the day and we've got a back log of court cases and some cases won't get before a judge until 2 years from now. He asked what we could do about that as a state and suggested maybe they need to go to 2 shifts to get rid of this back log to help law enforcement do their jobs.

Mr. Kenney said he didn't want to just blame COVID but that's really where this personifies as far as all these back loads of cases. He said one of the missions of Superior Court Chief Justice Tina Nadeau and Circuit Court Chief Justice David King is to bring in more judges and there are 4 positions they are trying to fill through the legislature with more funding for more judges. He said 80% of the cases happen at the Circuit Court level and there's a lot of back log and they're using teleconferencing for some of the lower scale cases to try to expedite that. He said if you have any specifics...

Mr. King said he didn't have any specifics it just seems that the stuff they're informed about through our Police Dept. and Prosecution it seems like the timeframe is not getting any better after COVID. He said it got slow and it's staying slow and who knows if it's getting any better.

Mr. Kenney said one of the things they are doing is there is approx. \$2 million in the capital budget to build a new courthouse in Rochester that will consolidate the Rochester court offices along with Dover. He said it will be a little bit bigger and they will be able to streamline some of the cases and hopefully that will be a benefit.

Mr. Krasner said that would not speed things up.

Mr. Kenney said he wasn't saying it's a cure-all and it's one of many things that need to be done. He said he was willing to follow up with the Police Dept. and the Prosecution. He asked local Attorney Krasner for some solutions.

Mr. Krasner said the Circuit Court system stinks out loud and that was one of his primary reasons for running for the legislature. He said the other thing is there is an incredibly absurdly high turnover in the court staff and it's getting worse. He said the people with all the experience are fed up and are quitting left, right and center. He said there are terrible personnel problems there and the courts are being run by people that don't know what they are doing because they are new and they don't last long.

Mr. Kenney said there has been a depletion of staff throughout state government and the Tilton Soldiers Home is licensed for 240 beds but they only have 125 veterans there because of the staff to veteran ratio and the Spaulding facility in Northfield has staffing issues. It seems like the boomers are aging out and the millennials and the Gen Z's are taking on the new work force but they're not going in to the fields that we need such as the trades, health care and the legal

system they're going elsewhere. He said they have a 10% pay increase offered by the Governor across the board in state government which would come to the nurses that are contracted out through the state hospital or at the Soldiers' Home and they provide incentives to hang on to the medical staff but it has been a struggle. State government recognizes if you're going to get people you're going to have to pay them well he said.

Mr. Kenney then thanked the board for their time and said he would leave some information with the board and if they want him to come back in he will come anytime as he is only 15 minutes down the road.

Selectmen thanked Mr. Kenney for coming in.

#### **7). Review of Minutes:**

**February 20, 2023-Public Minutes-** No errors or omissions

**Motion:** (Titus, second Staples) to accept the Feb. 20, 2023 minutes as written passed 5-0

**February 27, 2023-Public Minutes-** No errors or omissions

**Motion:** (Titus, second Staples) to accept the minutes as written passed 4-0-1 (Morin-abstained).

**February 27, 2023-Non-Public Minutes A, B and C-** No errors or omissions

**Motion:** (Titus, second Staples) to accept the minutes as written passed 4-0-1 (Morin-abstained)

**Motion:** (King, second Titus) to seal the Non-Public Session C minutes for 1 year as disclosure would adversely affect the reputation of a person other than a member of the board passed 4-0-1 by a roll call vote (Vachon, King, Titus, Staples-aye; Morin-abstained).

#### **8). Old Business:**

**Walden Renewables-** Head of Development Dale Knapp, Project Developer Matt Kennedy and Managing Director Ed Cherian came forward and introduced themselves to the board.

Mr. Knapp said they have worked on this project for a little bit of time now and they are ready to introduce it to the board as a concept. He said the packet they received gives them some background on who they are and what they do here in New England.

He said the company was founded in 2011 and they primarily develop wind and solar projects. He said the company is active everywhere east of the Mississippi but what they are looking at is the New England development team. He said they have a great track record in Maine and New Hampshire of developing and operating solar and wind assets. We know what we are doing when it comes to these projects and we follow through on execution so we're here before you today with a real proposal for a project we hope to permit and build in the town he said.

Mr. Knapp said they have filed with the Zoning Board of Adjustment and they plan to hold a public informational meeting on March 21 here in town and they will provide notices to the abutters and get the word out because they want to have a conversation to make sure that people's questions get answered. He said it is somewhat new and they have operational

projects in Maine and other parts of New England and today they are building projects in Maine of this size but they want to make sure they are here to answer any questions they may have.

Mr. Knapp said they're eager to discuss the **Payment In Lieu Of Taxes** and what the tangible benefits would look like for the Town of Farmington tied to hosting a facility of this type. He said they have moved the interconnection forward with Eversource on site and they recognize it's going to take a little bit of time to get through the process but this is a big first step.

He said if they would like him to provide more of an overview or if they have any questions about the nature of the project, the technology and where they are at in terms of the project phase he would be happy to field any questions they might have.

Mr. King pointed to the highlighted areas on the aerial project location map provided and asked if those are the areas where the solar panels are going to be.

Mr. Knapp said that is correct and they identified the subject parcels and those yellow areas are the project footprints.

Mrs. Morin asked if those are all private property owners.

Mr. Knapp said yes and they have lease agreements and site control which is one of the reasons they are here before the board. He said the yellow areas don't necessarily represent the entire area that is going to be occupied by the final design of the project and they will have to go through the civil, storm water design, **Alteration of Terrain** and site plan review and this is a rough representation of the concept.

Mr. King asked there will be panels that are visible from the road or if they will retain some screening by trees.

Mr. Knapp said the white line on the top is the town line so the only road they abut with the footprint is Chestnut Hill Road.

Mr. King said this connection on the front of Tax Map R-18, Lot 10 shows a highlighted area and asked where it ties into the grid.

Mr. Knapp said the interconnection falls on the woodlawn grange parcel and you can see on the aerial photo there is an existing tree cut and in terms of generator lead they can interconnect right on site so no big transmission lines will be needed for the project.

Mrs. Morin said it appears the majority of the project will be on the Farmington side.

Mr. Knapp said the entire project would be on the Farmington side.

Mr. King asked where they stand on the interconnection in process with Eversource and what some of the hurdles are.

Mr. Knapp said they are awaiting the results of the system impact study and they have filed for a queue position with the interconnecting utility and got a preliminary result that is favorable so they're working with them through that process now.

Mr. King asked what a queue position means.

Mr. Knapp said it is the ability to interconnect the project.

Mr. King asked if that comes with an estimated time that they could connect or they could

connect any time that they are ready to connect.

Mr. Knapp said they expect to connect this project at the end of 2024 or early in 2025.

Mr. Cherian said the steps that Eversource goes through are you file for the amount of megawatts and they always research that before you go through a feasibility study which is a first gate and the next step is an impact study which is due shortly. He said then that goes to a facility study but for a project like this it will probably go straight to an interconnect agreement and once that is signed by Eversource and they agree to certain dates then that is the permission to operate and put power into the grid.

Mr. King asked how far they think they are away from the interconnection permit.

Mr. Cherian said they expect to have the interconnection agreement sometime next year.

Mr. King said he was on the board at the time when they looked at the last project and they made an agreement and they put forth a proposal that was contingent upon financing that they had indicated that they were all set but as far as people investing in the project it seemed like that was an issue that never got off the ground. He asked how Walden Renewables is different in this situation and noted that it's a pretty big installation.

Mr. Knapp said it is and they are a utilities scale developer and what they included in the slide deck were projects that they have developed and brought to market so these are facilities that are commercially operational. We are not here to make a speculative play. We are investing real dollars to develop this project and we're here before you because we believe we have a viable asset if we can get through the permitting process both with the Town and the state so we're here because we want to build this he said.

Mr. King asked if this is going to spin off into a separate corporation or business or if this was going to be a wholly owned subsidiary.

Mr. Cherian said each project is its own LLC that will be wholly owned by Walden Renewables. He said in terms of financing they've done a lot of big projects and put together a lot of financing so they have relationships with banks because these projects are expensive and they typically have a 7-10 year pay back return.

He said they also have support from an investor, RWE which is a big German utility and renewables developer that is kind of one of their bankers in a way and they wouldn't own projects but they would provide working capital they would have to give a return on it. He said they have a CEO and a CFO that used to work at Bartley's bank they were the numbers people and he, Mr. Knapp and Mr. Kennedy are the builder people and they've turned a lot of these projects. Dale and I have worked on projects permitting, developing and construction and dozens of wind and solar projects in ME and NH so this is not our first rodeo on this he said. He said financing is important and right now with interest rates its more expensive and the cost of capital is higher so what they look for is to sell the power from this at a price that works for the project and that is still a work in progress. He said they will have discussions with NH Electric Co-op, potentially with Eversource and they bid into an RFP so they're working to see

who the buyer of the electricity will be and that drives the project as well.

Mr. King said based upon it being a green project so basically trying to sell the energy at a certain rate when it comes online for people to their meet their quota or requirements.

Mr. Cherian said now-a-days given the current rates in Unitil territory its 22 cents per KWH which is insane. He said they sell power for bulk projects at around 8 KWH so it doesn't matter whether you want green or not it's simply a lot cheaper and they are way cheaper than any other source because gas is so high. He said even before the war in Ukraine they were still going to be competitive and under sell gas.

Mr. Knapp said a lot of the groups that are contracting power from them also want long term stability so if you can enter into a 20 year power purchase agreement for that price there's a real appeal there beyond it just being renewable.

Mr. Staples said he was worried about the financing and they get the job and then they're just trying to sell it and nothing ever gets built.

Mr. Cherian said it was going to be a big investment to go through the full Zoning Board, the Planning Board, the AOT, all the engineering, they have to do a survey of the wetlands and the topography, it's a lot of money they're not going to spend unless they know the project is a go. Mr. Staples said they would be surprised because the last guy did it, gave the Town \$25,000 to get a year's extension and still never put anything in the ground.

Mr. Knapp said an important distinction here is the size of this project triggers significant state permitting that will cost \$100,000's as opposed to a small local site review. He said they will have to go through detailed storm water, AOT so they are going to invest \$500,000 in permitting for this project easily and that includes going through it with the Town. He said they are here before the board tonight because they didn't want to waste their time until they believed they had a viable asset and that includes interconnection capacity, all the land agreements and they've looked at preliminary designs so they feel like they are here to answer questions on something they are going to see filed with a site plan this year.

Mr. Cherian said it's also not a net metered project that requires the right state policy to make it happen this is utility scale so they're looking to sell to utilities or big companies and it doesn't require state support or state assistance.

Mr. King said it doesn't fall like the prior one that was net metering.

Mr. Cherian said that has been volatile and every year the legislature tinkers with it and this is not driven by the net metered rules because it's too big to be net metered.

Mr. King asked what the threshold is to get into the...

Mr. Cherian said its 2 Megawatts or 5 MW depending on the project type and this is 20 MW.

Mr. King said in their proposal they speak about a 30 year PILOT and they have a proposed rate for that PILOT and it also mentions offering direct support in reduction of the Town's electric costs by funding \$40,000 towards the construction of a municipally owned solar array on Town property and asked Mr. Knapp to speak to that.

Mr. Knapp said they could pay the Town that money to actually build an array that the Town owns and operates to help meet municipal load. He said it's something that's additive they thought would be concrete beyond a cash payment to help the town address increasing power costs.

Mr. King asked what that dollar amount would build as far as capacity.

Mr. Cherian said it's not going to be anywhere close to the Town's load has which is about 750,000 KWH per year from the meter data. He said it could be for this building, the Fire Dept., a field by the Public Works or the Highway Dept. and would be fairly modest. He said how much you could build depends and module prices are starting to come back down and capacity keeps going up and has doubled in less than 5 years.

Mr. Knapp said the project is not eligible for municipal off take given its size so there isn't a way to feed that power to the Town so in addition to the PILOT they thought it would be- and it if there's another way they would like to see them take that \$40,000 he would be happy to hear their feedback but they thought as a concept it would be good to give them an array and for the life of the array they would get the benefit of that power that is produced. Over the life of that project its worth significantly more than \$40,000 because every KWH it produces you're not paying for that electricity. These projects have an operational life of 30 to 40 years so for the entire life of that smaller system you guys would reap the benefit he said.

Mr. King asked if it would make sense to consider increasing the size of that Town field in lieu of some of the initial payment in lieu of taxes that would be better off for the Town in the long term based upon what we have for available space from the prior approvals.

Mr. Knapp said if he is talking about the Town landfill project they are interested in evaluating that as a separate project entirely. He said looking at the Nutes Project the PILOT payment including that \$40,000 to evaluate whether or not its viable for them to potentially enter into a lease for that parcel for a year if they have that authority they would like to do that and try to develop that project potentially for municipal off take.

He said they can't do that with this project because of its size but they looked at the interconnection picture here in town and they see the availability to do both the Nutes project as well as a smaller project for the municipality and they would very much like to have the ability to enter into a lease to develop that project. He said it would be on a slightly separate timeline because they would have to have land control to get the interconnection process underway and they are keen to do both if there is an appetite for that.

Mr. Cherian said there is some uncertainty on that because net metering is subject to the legislature's tinkering and the Public Utilities Commission. He said right now it is very narrowly defined it has to be the municipal load contained within the boundaries of the Town and the same town as the project. He said the town doesn't even have a MW load so they have to look at the economy and to do 2 MW or up to 5 MW there is one bill to allow you to get load from neighboring communities in order to make it a larger project.



Mr. King asked if it needs to be municipal or if could be from businesses.

Mr. Cherian said they only allow municipal that's one of the restrictions right now. He said the other issue is the PUC which has not been all that friendly to net metering has a docket considering how much net metered projects get paid right now they get the default which right now with Eversource is about 20 cents and that may change. He said so that little bit of uncertainty that they're looking at to see if they can put together a project that makes sense for the Town as well as for them entirely separate from this.

Mr. King said they have Eversource trying to push down the return on net metering or the people that are putting it in and then you have the PUC and their last decision was to give them a 100% increase and it seems to go which way the coin is going to land this year.

Mr. Cherian said they have been working on this for about 1.5 – 2 years so they just started to look at it when Mr. Dickie mentioned the landfill project a few weeks ago when they met.

Mr. Knapp said hopefully they will see a packet like this one if things work out but they are definitely on different timelines.

Mr. King said the other thing he talked about was at the end of the term as far as the reclamation and they will need to have assurances for that and asked if that is typically what's going to happen or if in 30 years it will be totally re-outfitted. He said they have been in this long enough and asked what typically happens when it gets toward the end of viability because the technology is a lot better.

Mr. Knapp said he is not a fortune teller and one key component of this is the decider will be the landowner. He said their leases are structured so it reverts to the discretion of the landowner whether there is a negotiation and a rate which that project could continue to occupy that land. I think that's a good protection for the Town as well as the landowners so if at year 40 everyone decides to put something else there that protection is there so the landowner can decide what happens he said.

He said they do see the efficiency of the panels continuing to increase and the demand for renewable energy is not going to go away as they see continued beneficial electrification regionally, we can produce it here, consume it here to help reduce our costs and increase the amount of clean energy we consume so he can't say what would happen at year 40.

Mr. King said he said it is 30 year PILOT term but it's a 40 year lease and asked if there would be two 5 year extensions in this.

Mr. Knapp said that is correct. He said the other thing he can definitely say is they will fully fund the decommissioning of the project before they put a shovel into the ground. He said so if for whatever reason something goes sideways and at year 15, he can't predict the future but he can predict the financial instrument would be there so the site could be restored to a natural state regardless of what happens.

He said those are good rules and it's the law in ME and they have seen a lot of these projects pop up and that was a major concern. He said they have a lot of old mills, a lot of old industrial

sites that everybody is pointing fingers at defunct companies and there's no way for us to clean it up and we foot the bill. With these projects it's fully funded prior to construction to protect everybody's interests he said.

Mr. Staples returned to the \$40,000 array that they will build for the town and asked if that will be ours free and clear.

Mr. Knapp said yes.

Mr. Staples asked who would maintain it and what the cost is per year to maintain them.

Mr. Cherian said it would be the Town's to maintain and typically it's pretty minor and even for large solar project like this typically they are stopping by one or twice a month and you probably wouldn't need it for a roof top system and their inverters are the size of a small refrigerator. He said there are no moving parts and a roof top is fairly straight forward these days and as long as it's wired well by a reputable company there's not a lot to do. We don't build the small ones so we would assist you in bringing in an installer for a smaller project and have them cost up looking at the spot and how much it might cost and some will lease it and some you'll pay for it outright and then you own it he said.

Mr. Knapp said they'd be happy to help sort out what would work best and they have significant industry expertise and connections but they don't develop/build the smaller arrays but they know a lot of industry folks they could talk to help figure it out.

Mr. Kennedy said it will depend on where it goes-on a roof or a ground mount the PILOT and the maintenance is very different and it would be to match the needs of the Town.

Mr. Staples said it would be cool if it could save us some on power but not if the maintenance is going to cost more than what we're saving on power.

Mr. Knapp said you wouldn't see so many solar popping up as you do if it was more expensive to run it than the benefit. He said it's a low cost alternative for power.

Mr. King said he noticed in the information they provided they've done a bunch of wind and asked if that is getting to more or less based upon the efficiency of the solar that's coming up and if the wind is going to be continuing or is slowing down based on what they see vs. solar panels increasing.

Mr. Knapp said they are complimentary resources and the wind is blowing more at night and the sun is shining during the day so together they help us move toward meeting the demand for domestic energy. He said what happens is you run into these 30-45 minute windows where demand spikes and supply drops so batteries might be a part of that system of the future that is being evaluated actively now. He said we are definitely moving toward seeing our current demand met and also future demands so there is still space for terrestrial wind and offshore wind if they could get the price down. Solar is a proven technology that's really affordable that we can put on the grid today that helps with the pain we all feel when we get our power bill because it's getting bad he said.

Mr. Cherian said there are a few other elements they would hope to include in the PILOT that

they would want to discuss with the board. He said one is like most towns the building permit fee structure is designed for the footprint of a building and for a facility like this they would need to figure out if you applied that it would lead to an astronomical number so they would need to come to an agreement on a fair building permit cost as well as any other costs that are generally calculated on a square footage basis. He asked how the board would like to do that and if they would like them to make an offer but he would rather it came from the board because he wouldn't know how to adjust that.

Mr. King said his opinion was pretty easy-serious proposals will be considered seriously and because of the board's lack of experience in this they should make their best effort proposal and where they feel there are some justifications for that and the board will consider it and if they feel they have to come back to them they will.

Mr. Knapp said that is fair.

Mr. Cherian said Mr. Dickie has a copy of the draft PILOT and if the board hasn't seen it they should take a look at it and they will take an action and come back with some draft changes to it and it may just be a placeholder for now or if they come up with a proposed formula or fee number they will put those in for the board's consideration.

Mr. Knapp said they could re-send the PILOT with some updated language and one of the take-aways they had was to find a way to include the \$40,000 solar system and it sounds like there is an appeal to that and maybe they can add some of that language to the draft PILOT and get it over to them. He said the other piece that is worth mentioning that many host communities see as a benefit is they're paying in to the Town coffers and they do not require public service of any kind-no kids in school, no plowing, no water, none of those kinds of problems.

Mr. King said until they do. He said if there's trespassers on the property they need to send the Police, if there's forest fire they need to send the Fire Dept. and if the road gets washed out they have to maintain the road. I know you're saying you need any immediately but being a property in town gets services when they need it he said.

Mr. Knapp said they are building the roads internally and are responsible for securing the site and in terms of vandalism or forest fires, that's real low on the probability list.

Mr. King said we provide that now to the bare property and who knows what the increased impact is based upon the development but there probably is some.

Mr. Knapp agreed and said they would be happy to talk to the public safety services and connect them with other communities that have dealt with these projects. He said Sanford is a good example, its close by and they have 3 projects in various stages of development. He said they've had a successful relationship with the City of Sanford and they could take a look at some of their projects close by if they want to see one in person.

Mr. King asked if any of those projects were completed.

Mr. Knapp said there is a project that is completed that wasn't one of theirs at the Sanford airport and one is under construction off New Dam and the other project they are working on is

under development. He said they have one that they own and operate in Wells off Rt. 9B that is on a landfill and that would be a good example for what might possible on your facility here even though they are not supposed to be talking about that project. He said the public safety depts. in those communities have a lot of experience with this issue and they've been doing this in Mass for decades now so they really are low maintenance projects with negligible demand on those services project after project but it will be part of the process at site plan review.

Mr. Staples said that land is a touchy area for him but he was good for now.

Mr. Vachon said it has been posted for a year anyway.

Mr. Staples then said he hunts just north of that land but all those animals that are in it are now going to get evicted.

Mr. Cherian said they have no leases that require or ask the landowner to post their lands.

Mr. Staples said he hunts just north of it and he knows the guy that owns it and it's posted.

Mr. Cherian said if people post their land it's up to them and it's not something they encourage.

Mrs. Morin said where Mr. Staples was going was the displacement of the wildlife.

Mr. Staples said it's a nice little thicket and they winter in there and there's all kinds of food in there for them and now it's going to be...

Mr. Knapp said they would be going through a process with NH Fish & Game reviewing the potential impacts of the project and they use agricultural fence not chain link on their projects and there is a gap under it so wildlife can move in and out. He said there would be meadow vegetation, grass and flowers out there when its operational and it doesn't necessarily provide great habitat for game species but it's great for birds, bats and small mammals who love these sites because its undisturbed habitat for them.

Mr. Kennedy said there is a lack of meadow habitat in New England so it provides that.

Mr. Staples said a friend has close to 200 acres of field just north of that so there is plenty of open pasture.

Mr. Knapp said they are happy to do the open house and hope to see some of the board there on March 21 and they will have some of their engineers and biologists there, videos of their operational projects and will field questions from the public from 5-7 p.m. at the Town Hall.

Mr. Cherian said it's not a presentation it's an open house and people can come in and talk to them at any time.

Mr. Staples asked about the risk to the environment and the odds of these things sparking a fire.

Mr. Knapp said it's really quite low and the site is monitored remotely 24/7 so if there's a performance issue they can dispatch someone locally to take care of the problem. He said there are multiple redundancies both at the point of interconnection with the grid and within the project itself sort of like a circuit breaker. He said the materials are fairly simple and these projects that are larger scale are the same equipment you put on your house-glass, aluminum, steel, wire and there's nothing incredibly volatile tied into these projects.

He said when the time comes for decommissioning there are secondary markets for the panels where there is still useful life in them and they are also made out of materials that are valuable and some of the most recycled materials we have in circulation. He said these are some of the questions they get when they come into a community and they provided them with non-biased facts and research they can access themselves from public entities that are not here trying to build a project in kind of a you don't have to take my word for it thing.

Mrs. Morin asked to have the notice of the public informational meeting posted on the cable TV channel so people are aware that it is happening.

Mr. Cherian suggested they also do sign-ups for a tour of the project in Wells, ME.

Mr. Knapp, Mr. Cherian and Mr. Kennedy thanked the board for their time and said that they hoped to see them on the 21<sup>st</sup>.

**Kodiak Group, LLC-** Resident Justin Cahill said he was asked to represent the Kodiak Group tonight and he was here to answer questions, present some facts and opinions and most of all listen to what they have to say and understand it. He said the Kodiak Group sent an e-mail to the Selectmen and gave each of them a copy in the event that they haven't seen it. He said he was here to listen and understand what they can do about the issues at hand and think of some constructive ways to move forward. He said he also wanted to let them know their mission is to help improve the properties at 415, 421 and 425 Main Street and the surrounding areas as well.

Mr. Staples asked Mr. Cahill what his affiliation is with the Kodiak Group.

Mr. Cahill said he is the temporary Property Manager while the owner is temporarily out of the country so he is filling in as a representative. He said he performs odd jobs for the properties listed as well as for 407 Main St. owned by Stuart Pease and abuts the Kodiak Group properties. He said he is familiar with the area and he offered his assistance.

Mr. Staples asked if he had any part in the work that has been done.

Mr. Cahill said he did not and he got involved afterwards. He said he was hoping to be brought up to speed so he can help move forward.

Mr. King said the owner, Brian Crossman or people in his employ decided to take access and easements they did not have onto Town owned property in the parking lot and in so doing cutting down trees and paving approx. 20 ft. onto Town owned property. He showed him a copy of the survey recorded by Town which was done by Norway Plains and pointed out the property and the access that was attempted to be taken. He showed him some overhead photos of the tree line that existed which matches the tree line in the photo and that you could see on the backside of the building the treed areas onto Town property.

He then showed him another photo of the current conditions and said they felt it was in everyone's best interest to do this without getting permission from the Town. He then passed the photos along to the other board members to review.

Mr. King said that is what brought us to today and unfortunately he disagrees this was in the

best interest of all parties involved. He said this parcel of land the Town intended to sell so for his employer to take access here, cut down trees and pave on Town property without permission or any legal right to do so and if we allowed this to continue devalues the value of this property because it no longer allows development of this, it allows access to these people to come back and forth on this property so for him there are only 2 ways to deal with the situation: 1) for the Town to be compensated for the loss of value to this lot for those improvements to stay which is a de facto easement for vehicles or 2) for it to be completely removed and brought to its prior state or the Town to be compensated for the loss of value of the trees and so forth.

He said the owner needs to consider which one he feels is in his best interest but access on to that property with rights of travel is not coming at zero cost and if he's not willing to pay the loss of value on this property for what he has tried to take possession of he'll have to remedy it to the satisfaction of the Town and that may include some money on top of removing the infrastructure. He said it's clear he needs to make decision on whether he wants to buy the access or return it to its original state or somewhere in between and compensate the Town for its loss of vegetation in that area which he may not be aware of but that is subject to up to 10 times the value of the timber so even if there were \$1,000 worth of trees that were cut down the restitution can be considered up to 10 times that in court of law.

He said he was not saying we're asking for that but this was a wooded area in this parcel of land that was potentially be re-developed into a mixed residential/commercial so this access that he tried to take was not granted and to be given that I think he would have to compensate the Town for it. It gives him an opportunity to figure out how he wants to proceed and he also has some code enforcement things he has deal with but that's not on us it's between the developer, the Planning Board and the CEO he said.

Mrs. Morin said she wanted him to own that what he did was wrong because there is one part where he is apologizing and then in the next part he's saying hopes we'll consider the up side so some ownership of the wrong doing is needed instead of half of an apology.

Mr. King said if he needed any additional details to convey to Mr. Crossman to see Mr. Dickie and if they have questions they don't have to come back to the board as Mr. Dickie will be able to answer them.

Mr. Cahill said he talked to some people in that area who had a few words to say about the Town property they talked about having restored to its original state and read the following: "We had an over grown jungle of vegetation, trash, beer cans, drug paraphernalia and God knows what else". He said essentially this is a property that's been abandoned for many years and there's been no upkeep. He said he has often heard rumors that young adults go there because they know it's a good place to hide and abuse drugs and leave their trash behind. He asked if this is the state of the property they would like to restore it back to.

Mr. King said they could just put all the trees back and leave it nice but they don't have to bring

back any of that.

Mr. Cahill said he can't speak for Mr. Crossman himself but they would like to work with them not against them moving forward.

Mr. King said not working on the same page was his decision initially as he clearly knew this was not his property and he didn't have rights to cut down trees and pave over them and he felt he could just do it and apologize later. I'm here to say that's not going to work and he is going to need to get his checkbook out and if he doesn't want to do that he is still going to have to get his checkbook out to fix it. He can choose which one he'd like to do and he can take off his sandals and put on his work boots and come back to the United States and deal with it himself or have you continue in his stead its fine either way. I understand your position and it's not against you he said.

Mr. Cahill said he understood and thanked Mr. King. He then thanked the board for taking the time to allow him to attend this meeting and he looks forward to working with them in a positive way.

Mr. King said if he has any questions to see Mr. Dickie or Building Inspector Ron LeMere.

Mr. Cahill said he would do that, thanked the board again and left the meeting.

**Review Sealed Bids for 7 Lincoln St.** - Mr. Dickie gave the sealed bids for 7 Lincoln St. to Mr. Vachon. Mr. Vachon announced that 3 bids had been received and opened the sealed bids and read them aloud as follows: 1). Dominic T. Billings bid \$87,597; 2). Craig Collins bid \$90,000; 3). Jason Lauze and Stacy Lauze bid \$180,000.

Mr. Lauze said that property directly abuts his primary home and asked if prior to closing he could secure the property because right now you can walk in what should be a door or through any window. He said he would work with the Building Inspector and what he is okay with and there's literally a hole there.

Mr. King said if he gives them a letter stating he intends to go through with sale and wants to secure the property he is comfortable with allowing him to do that.

Mr. Lauze said he has a pre-qualification letter from his lender.

Mr. King said to say based upon the bid he intends to close on the property in a reasonable time and is requesting to secure it and he is okay with it.

**Motion:** (Morin, second Titus) to accept Jason Lauze's bid of \$180,000;

**Discussion:** Mr. Staples asked if they should add that he could work with Ron (LeMere) to secure the property.

**Friendly Amendment:** by Mr. Staples that Mr. Lauze would work with the Building Inspector to secure the property.

Mrs. Morin accepted the amendment to the motion.

**Vote:** The motion passed 5-0.

**Review Bids for Crown Vic-** Mr. Dickie said the Town received 2 bids for the Crown Vic and gave the sealed bids to Mr. Vachon. Mr. Vachon opened the bids and read them aloud as follows:

1). Brian Boisvert bid \$650; 2). David Tiburg bid \$801.

**Motion:** (Morin, second Titus) to accept David Tiburg's bid in the amount of \$801 passed 4-0-1 (Staples abstained).

**9). New Business:**

**Resignation-** Mr. Vachon said they received a resignation letter from per diem Firefighter Chris Colpoys because he has accepted a full time position elsewhere.

**Motion:** (Morin, second King) to accept the resignation of Chris Colpoys passed 5-0.

**Town Hall/Rec. Center-** Mr. Dickie said he wanted to update the board and he mentioned previously that they did a JLC safety audit at the Town Hall. He said that he and Mr. LeMere were in the boiler room and they saw some soot on top of the boiler and they looked inside the panels and saw some flames coming outside the castings and they knew the gaskets had been compromised. He said they immediately got a hold of the furnace repairman and he came in the next day and serviced the motor.

He said over that weekend they had a furnace failure, it backfired and proceeded to put CO2 and soot through the hallway and up into the kitchen. He said the kitchen had been layered with soot multiple times so they knew they had to do some repairs. He said whoever serviced the burner before it looked like the actuator to go from a low burn to a high burn was not working properly and was stuck in a high burn which was flooding the furnace with 6 gallons of fuel per hour. He said this caused excessive soot and it to burn hotter than it should have been burning compromising the gaskets between the castings to where some of the steam was leaking through and causing rust going down the side of it.

Mr. Dickie said they ended up having to put a new burner on the furnace because it also compromised the tube inside of the furnace so it was warped and not allowing the draft to work properly so that was getting stuck. He said they now know that possibly they need to replace the castings and/or boiler and Mr. LeMere has been working with Mike Vachon to get estimates. He said the castings for the Smith boiler have not been discontinued but there is an 18 month lead time and the patchwork on the castings to get us by until spring or summer is just that it's not a patch that will get us through a year.

Mr. King asked if they were positive the sections have to be replaced.

Mr. Dickie said they don't know until they actually get them pulled apart but based on some of the deterioration they saw they know that the nipples that go between each casting that allows the steam to pass through have been compromised and on that side it is starting to rust out where those nipples are. He said typically when that happens and they try to get them apart the castings will crack or break. If we can get them apart and they are okay then we will re-use them but we won't know until the summer time when we can actually take that apart he said.

Mr. King said if there is an 18 month lead time for the castings they're not available and we have cold every year not every year and a half. He said if the burner was \$4,200 he was sure they have spent \$7,500 by now.



Mr. Dickie said they have between the labor and the burner.

Mr. King asked if it is or is not operational.

Mr. Dickie said it's operational.

Mr. King asked if it is over firing anymore.

Mr. Dickie said no and they took care of that and the exhaust pipe that was still connected to the old furnace and got that separated so its directly going from one furnace into the chimney and its firing and heating the Town Hall.

Mr. King said he believes this burner was repaired before and some sections were changed maybe 8 years ago and asked if at this point they've thrown good money after bad and should they look for a replacement. He asked if they can limp this safely until spring or will they have to have a replacement before then.

Mr. Dickie said he was told what they did would get us through the spring but it won't get us any further than that.

Building Inspector Ron LeMere said the repair was a temporary repair and the failure was at the gasket material that got blown out because it got over heated. He said the target wall which is the wall on the back side of the boiler itself did not have the protection it needed so that flame was in direct contact with the castings at that point.

He said the majority of the failure was to the back side of the boiler on both sides and the top of the boiler stayed intact. That's a temporary fix and this is going to get us to April and from that point we're going to be looking at this jacket and making sure the system is safe from now until we shut that off because it's reached its forever life. That boiler has been over taxed by operating at a high rate constantly and compromised it as it wasn't intended to do that he said.

Mr. LeMere said he was glad they were there on that day because when they saw that burn spot on the side of that jacket and the soot in the general area they said something is seriously wrong here and they took the jacket off and then they could see where it was compromised.

Mrs. Morin asked if our heating sources go through inspections annually.

Mr. LeMere said the state will do their boiler inspections but that is for pressure vessels so they are looking at the steam side of that. He said it's an oil boiler and it needs to be serviced annually and the last tag he saw on that boiler was 2019 and he didn't know if there has been any service after that.

Mr. King said they need to put out a Request for Proposals for a new boiler and they need to make sure that it is properly sized. He said they can also do some energy improvements in the building but we need a new boiler and this is not a residential boiler and they should look to see what the BTU's are.

Mr. LeMere said it's intended to operate at a maximum of 6 gallons an hour and operate at a low rate of 3.2 gallons per hour but he didn't pull the tag for the number of BTU's.

Mrs. Morin said he said there was another boiler in there and he disconnected the 2 boilers.

Mr. Dickie said there were 2 boilers-one for the Police Dept. and one for the Town Hall. He said

when they disarmed the boiler for the Police Dept. it was still sitting there and the exhaust piping was still connected to the main piping from the furnace being used at the Town Hall and it was never disconnected.

Mr. King asked if the interconnection of the exhaust was up to code.

Mr. Vachon asked if it was one boiler per flue.

Mr. LeMere said the interconnection was not up to code and you can have multiples but you have to balance your chimney size and what the chimney and connector are rated for. He said they had 2 units connected together and during that operation there is going to be some interconnection of the draft to the existing boiler that is shut off at any given time and when it was taken out of service it should have been disconnected and re-piped at that time.

He said they looked at the integrity of the chimney to make sure it had a good liner there so they don't have an issue with that and he is confident with the chimney liner in that building.

Mr. King asked if it is a clay liner.

Mr. LeMere said it is a clay liner and it didn't seem to be damaged at all. He said the oil line runs under the slab so at some point that will have to be eliminated and a new oil line put in to that boiler.

Mr. Staples said that should all be part of the replacement job.

Mr. King asked if the requirement has changed so that the oil line can't be in the slab and has to be overhead.

Mr. LeMere said it has to be protected so if it's going to run in the slab there has to be a mechanism to contain that within a protective tubing. He said the old line would be cut out, it would be cleaned out and then a new line on the floor adjacent to the oil tank.

Mr. King asked if it is going in overhead if there needs to be a lift pump to do that.

Mr. LeMere said that depends on the capability of the pump on the boiler.

Mr. Dickie asked if they wanted to get into the electrical side of it while Mr. LeMere was here.

Mr. King said he saw the electrical there and it's an absolute mess and asked what else they need to add. He said it needs to be totally fixed from one end of the room to the other and there is nothing that's any good.

Mr. Dickie said to make the building safe to be occupied would cost around \$8,000. He said there are exit signs that are not working, outlets that are not functional, outlets that are not covered, an extension cord running up over the ceiling to come down to a counter that is powering 6 or 7 devices, a freezer and refrigerator out back being powered by a power strip coming off an outlet. There are numerous things that need to be fixed he said.

Mr. Staples asked if there are children in that building right now.

Mr. King said the stuff that has to be continually utilized has to be relocated to where it is properly wired and maybe they can make some adjustments. He said the stuff they noted that is wrong stops here, gets disconnected and then gets fixed and reconnected properly and asked who provided the estimate for the electrical repairs.

Mr. Dickie said he couldn't recall the company's name that did the walk through and there are 3 others coming in to give them quotes.

Mr. King said it is a bunch of little things but they ought to do things that make sense because when they went through that building at the last election they saw things needing to be done organizationally and they may want to look at moving stuff around and fixing those situations.

Mr. Dickie said when they fired the boiler back up they started walking around to make sure the pipes were intact because sometimes you put pieces into an old system it over powers it and it's almost like putting higher pressure in a water pump and you start popping pinholes in the copper tubing pipes. He said in walking around they witnessed some steam coming up through the floor near the front door and the way its connected it appears it's been run through a cement slab up into that radiator.

He said worst case they will have to relocate it and best case they can disconnect it and cap it down below because there is access to the piping before it goes into the slab behind the bathrooms and see if the front will stay warm enough with the one radiator as you come in the front door to the left. The one to the right would be temporarily disconnected to see if the temperature is sustainable or if they need both radiators. That's been leaking for a while now and we pulled some tiles that were supposed to be glued down but were not and you could see visible rot he said.

Mr. Staples asked if there was any sign of mold.

Mr. LeMere said the steam leak is within the concrete slab so it was in effect from the calcium in the cement and it doesn't appear that any protective coating was put in and it was put in years and years ago. He said it looks like that is probably the only area and there is about 3 ft. of piping that's within the concrete slab in the front vestibule area and you can get access above the bathrooms on the lower level to cut and cap so they can bring that steam leak to an end.

Mr. King said they may need to just fix it so it's functional enough to get enough heat. He said they need to seriously consider applying for a Community Development Block Grant for \$500,000, take the PD off as we don't need the space and the structure is not good and rehab that building. It's an historic building and we could make a good grant application he said.

Mrs. Morin said Mr. Kenney was just here talking about a community center grant program.

Mr. King said he wondered if they could use that for rehab and that \$100,000 isn't going to go far on that building.

Mr. Dickie said he e-mailed the woman at the state that deals with historic buildings and what grants are available and he is awaiting a response from her.

Mr. King said the CDBG grant is up to \$500,000 and you can put in for it every year and they need to start applying for every year for the stuff we need. He said it's a perfect project because its historic in nature, it needs to be done, its right downtown, it's a community center, a meeting hall space, they have events there, the Town Players have plays there and we could put forth a good application. There may not be any method to heat that any other way other

than with a boiler so we know we have to put a brand new boiler in he said.

**Motion:** (King, second Morin) to draft an RFP for a new boiler and any repairs or modifications to the current heating system;

**Discussion:** Mr. King said maybe they should target some American Rescue Plan Act funds they have left over if they get back onto that list. He said maybe they should set aside some of that money for this if it qualifies and he didn't know what the number is but it could be expensive. Mr. Dickie said there is about \$34,000 in Public Buildings Maintenance Capital Reserve Fund. Mrs. Titus said they want an efficient boiler and they want it to have a warranty because they don't want to go through this 3 years later and there's no tag and they don't know who is doing what kind of work.

Mr. King said that boiler is not new and estimated it is about 15 or 20 years old.

Mr. Dickie said his father gave him the history of it and it was put in by Rick Moulton.

Mr. Vachon said Mr. Moulton has been out of business since before he got into high school so that would make it more like 25 or 30 years old.

Mr. King said it wasn't properly maintained over the last few years which probably kicked it into the grave.

Mrs. Titus asked to make sure that it's inspected every year and that somebody dropped the ball. She said if they were checking it every year they probably could have caught it a couple of years ago and we had COVID but they were still doing inspections on boilers.

**Vote:** The motion passed 5-0.

Mr. Staples said Mr. Dickie said it is unsafe and asked if that has been fixed and if he was going around and unplugging all those extension cords and half-way wired things up there.

Mr. LeMere said as of this date and time probably most of the extension cords or power strips are still in operation.

Mr. Staples said so they are knowingly running an unsafe facility housing children, the elderly and a bunch of church people.

Mr. LeMere said the power strips that are operating refrigerators need to be removed and the refrigerators need to be placed in a position where they have power available. He said they could take the refrigerators out of operation and there are plugs on the lower level of that building that are loose and need to be secured or replaced. This has been a lack of oversight for many years and we are trying to see what we have for a condition, we understand what we have and we're developing a plan to move this forward he said.

Mr. King said these deficiencies have been operating for a long time and we need to remedy it as quickly as we can. He said he was not ready to say pull the plug and close everything down but any high risk areas and things that aren't proper need to be addressed and running something off an extension cord isn't necessarily unsafe but it doesn't meet code.

Mr. LeMere said they have different category levels and the boiler itself was in the red category so that building wasn't occupied for an entire week. He said they have to address the electrical

issues and they have an estimate for what it's going to take so let's look at what they can unplug and remove from there so we may be able to mitigate some of the items but you're not going to be able to mitigate all of the items until you go in and disconnect, reinstall, replace and make that system safer.

Mr. Staples said they now know about the violations and asked if it is legal to have the building open and conduct business there knowing it's unsafe.

Mr. LeMere said they have to create levels of safety and they started out with their worst case which was the oil fired boiler and that allowed soot and carbon monoxide into the building and that's been going on for quite a while and we were lucky we found the condition we had. He said the process with the extension cords they are not going to create a high level of safety and they need to be eliminated and they are coming up with the process to do that but it means putting in what we need for that site. He said if we're going to have church, all of the other programs, elections and everything else let's make sure we have what we need and we're not running extension cords to everything and get rid of the power strips.

Mr. Staples said more or less, it's not right and he is going to try to change the status quo.

Mr. LeMere said there are some things that need to be fixed right away we're not utilizing them but they need to be fixed and this is just an overview.

Mrs. Morin asked if they will have some Town crew to say help them move a refrigerator and those things over there so that gets done.

Mr. Dickie said yes and they will use people from the Water and Sewer Depts.

Mr. LeMere said they could put a remediation plan in place but they also have to create that level so we're compiling our list of what we have, we know what we have for conditions and they need to be corrected. The worst piece of that process was the boiler we've gone through that process and now we need to deal with the other items he said.

Mr. Staples asked him if in his opinion it is safe for occupancy. You need to cover us we were told it's unsafe he said.

Mr. LeMere said when you're posing a question that way this is the way he is going to answer it-when you ask whether or not that building is safe to occupy if there are items there during that first initial inspection that they didn't catch he can't commit to an answer for that. He said the items that they did see they need to be addressed so they got a quote immediately to find out what this would take because they don't have the qualifications in-house to make electrical changes. He said there are some items that need to be taken care of and they could cause a safety issue if someone goes and plays with a receptacle that's not safe. There could be multiple scenarios so to say that the entire building is not safe to occupy I wouldn't say that. Are sections unsafe yes when it comes to the electrical he said.

Mrs. Titus asked if a list of what needs to be done can be given to the Rec. Dept. Director and she can work on certain things like moving the fridge or call a plumber or an electrician.

Mr. LeMere said the boiler, the electrical and at some point they are going to have to deal with

ceiling tiles and the loose plugs have to be addressed by a licensed electrician. He said we have the staff to move the refrigerator and he wouldn't leave it entirely up to the Rec. Director.

Mrs. Titus asked if everyone is working on it.

Mr. LeMere said yes and they are developing their plan.

Mrs. Titus said he can get prices and get them fixed if there's money in the budget to get the tiles fixed and get the electrician in there. She said it is going to be on-going but if they start now and get that list winded down then it won't be as unsafe. We have a Rec. Center, elderly people going in there and the voting so there's 100's of people going in there and it needs to be taken care of she said.

Mr. LeMere said that is why the team has started to look at these buildings to make sure that if we have some issues let's address them instead of kicking the can down the road.

Mrs. Titus said if anyone calls him or says anything to him he does have a period of time for fixing things.

Mr. LeMere said that is correct and the normal procedure and the only thing that didn't fall under the normal procedure was the boiler itself.

Mr. Staples asked if he feels comfortable that that building should be open for operation.

Mr. LeMere said yes but they need to understand they need to fix things.

Board members said they did understand that and thanked Mr. LeMere.

Mr. King said they got an estimate for \$8,000 for the electrical work and asked if the policy was if it was \$5,000 or more it has to go out for bid. He then asked if that person said they could start immediately.

Mr. Dickie said he said he was going to start last weekend but he told him he had to get some more bids before they say yes to this.

**Motion:** (King, second Morin) to waive the bid requirement for electrical repairs at the Town Hall up to \$10,000 and to have the person to do the repairs to be selected by Ken Dickie and Ron LeMere passed 5-0.

**Nomination for Conservation Commission- Motion:** (Titus, second Morin) to accept Amber Hall as a member of the Conservation Commission passed 4-0-1 (Vachon abstained).

**EDC Appointment-**Mr. Dickie said the board approved the appointment and the paperwork was signed already for Jason Lauze to be a member of the Economic Development Committee but the signature sheet was misplaced and Mr. King asked to have the sheet re-signed. The board then signed the sheet.

**Signatures Required-**Mr. Vachon said there is letter to the tax dept. of Eversource that is requesting his signature as the Chair.

**Motion:** (King, second Titus) to authorize Gerry Vachon to sign on behalf of the board passed 4-0-1 (Vachon abstained).

**Audit Questionnaire-**Mr. Dickie said they have the beginnings of the audit questions from Plodzick & Sanderson that they must do every year. He said they have time so it doesn't have to

be tonight but they need to be thinking about it. Our audit will be on March 27 he said.

Mrs. Morin asked to have this put on the agenda for their next meeting.

**Next BOS Meeting-** Mr. Vachon asked if they were meeting on Monday (March 13). He said in the past they have not met the night before the elections because the elections can be a long night and then have Town Meeting the following night. He asked if they have anything pressing that they would have to meet for on Monday.

Mr. Dickie said not that he is aware of right now. He said the only other thing is the bridge funding and he was able to contact (NH Dept. of Transportation Commissioner) Bill Cass and asked him if he could put an "and/or" in the allowance for what bridge could potentially be funded. He said he explained to him that we have a warrant article going before the voters for the Hornetown Rd. and River Rd. Bridges that would put the temporary bridge on the permanent resting place it was designed for so to specifically state that amount of money, \$1.373 million we would like to be able to if this warrant article passes pursue going after replacement of the Spring St. Bridge. He said Mr. Cass said he would entertain it and as far as he is concerned the flexibility to allow the Town to continue to make improvements on the bridges makes sense and he is waiting to hear back from him.

Mr. Vachon asked if the whole board was aware of that and he sent that e-mail to everybody.

Mr. Dickie said he sent it to Mr. Vachon and Mr. King.

Mr. Vachon then read that the NH DOT Bridge Projects Solicitation Request says the Town was awarded \$1.3735 million.

Mr. King said that is slated to be awarded.

Mr. Dickie said that's right for River Rd. the way it is written right now.

Mr. King said that is to be implemented in 2027 and we have a warrant article before that to fix the Hornetown and River Roads Bridges so he asked to have that for any bridge because our plan was to be underway under full construction and repairs to those bridges and we have 3 other bridges that are in need and that could go to the bridge that is most in need.

**Request for Minutes-** Mrs. Morin said they had a request for the Sept. 12 Selectmen's meeting minutes and asked if they have been given to the person that requested them.

Mr. Dickie said he has to get with Cable TV Coordinator Robert Hall because that was a long meeting that cut off at a certain point and Mrs. Dickie-Yelle has the minutes done all the way to where it cut off but there is probably another half hour she needs to finalize those minutes. He said he hoped to get them before the board tonight but the meeting seemed to be split and shut off for some reason.

Mr. Hall said he showed her where the other part of the meeting was.

Mr. King asked if it makes sense to give her what they have up to date and then follow up with the balance.

Mr. Dickie said he could do that and have the board approve what she has written and send it out to the requester.

Mr. King said they have not been approved by the board so right now they are a draft so they could give her the draft meeting minutes and say they will be approved when they finish the meeting because what she may be requesting may be in that section that was done.

Mr. Dickie said if the board was okay with that he could do that.

Consensus of the board was they were okay with giving the requester the part that was done.

**Road Postings-** Mrs. Morin asked if they were taking the postings down and she only saw warm temperatures for this week.

Mr. Vachon said they said they were going to leave them up and that somebody was in Florida (Mrs. Morin) when they had that discussion.

Mrs. Titus said some of the dirt roads were bad today...

Mr. Dickie said they are going to get worse when this snow melts and as soon as they get dried out they will be back out there to put some stone back in the potholes like they've done before.

**A Voice from the Past-** Mrs. Titus said she called the Town office last week and when the message went through it had (former Executive Asst.) Megan Taylor-Vetter's voice on it instructing people to please leave a message and asked if they wanted to change the recording to the current Secretary's voice.

Mr. Dickie said the recording doesn't use Mrs. Taylor-Vetter's name on it just her voice.

Mrs. Titus asked if they wanted to keep that and if they would have to pay her so much money for using her voice.

Mr. King said they are doing it in memory of.

**Upcoming Dates-** Mr. Vachon reminded everyone that next Tuesday, March 14 is the Town and School elections and the polls open at 8 a.m. and close at 7 p.m. He said the following evening March 15 at 7 p.m. is Town Meeting. He said there are quite a few warrant articles that require participation and hopefully everyone will come out and vote on those. There are quite a bit of bonds and grants we trying to work with to get some things fixed around the community so hopefully we will see everyone on the 15<sup>th</sup>. We are not meeting on the 13<sup>th</sup> unless something immediate pops up that needs a vote as there are going to be a couple of late nights he said.

Mrs. Morin asked if the election/Town Meeting dates were posted on the old Fire Dept. sign.

Mr. Dickie said yes.

**10). Next Meeting:** Monday, March 20, 2023

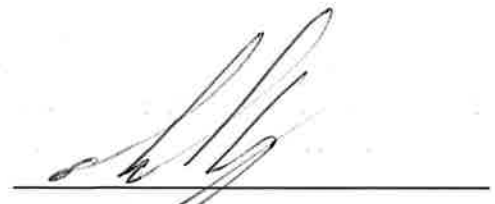
**11). Adjournment:**

**Motion:** (Morin, second Staples) to adjourn the meeting passed 5-0 at 7:55 p.m.

Kathleen Magoon  
Recording Secretary



  
Gerry Vachon, Chairman

  
Charlie King, Vice Chairman

  
Ann Titus

  
Douglas Staples

  
Penny Morin

