

Town of Farmington
Board of Selectmen Public Meeting Minutes
Monday, September 25, 2023
356 Main Street-Farmington, NH 03835

Board Members Present:

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

Board Members Absent:

Penny Morin, excused

Others Present:

Ken Dickie, Town Administrator
Ed Brannan, Highway Dept. Supervisor
Arthur Williams, resident

1). Call to Order:

Chairman Vachon called the meeting to order at 5:33 p.m.

2). Non-Public Session A:

Motion: (Vachon, second Titus) to enter non-public session under RSA 91-A: 3 II (C) Reputation passed 4-0 by a roll call vote (Vachon, King, Titus, Staples-aye) at 5:34 p.m.

Motion: (Vachon, second Staples) to come out of non-public session passed 4-0 at 6:17 p.m.

3). Reconvene Public Session:

Chairman Vachon reconvened the public session at 6:20 p.m.

4). Pledge of Allegiance:

All present stood for the Pledge of Allegiance.

5). Public Input:

Resident Arthur Williams said he lives up off of Meaderboro Rd. on Old Range Rd. up by the New Durham town line. He said last Dec. with all the torrential downpours we had and they had a lot of snow before Christmas and his road got washed away. He said he contacted the Town and they did come up and do a temporary fix of it and asked if they were going to come back and finish it.

He said he knows it's a Class VI Road but the whole culvert in front of it washed away and because the ground was frozen, they weren't able to dig up the culvert pipe and lay it back down to where it needs to be. He said there's a lot tractor trailer trucks going in and out of there now because the guy that lives behind him has been logging up there and so with all of the tractor trailer trucks turning in and out the culvert pipe is probably going to get destroyed and then there is going to be more work.

Mr. King asked if he knew who was doing the logging.

Mr. Williams said he didn't know who is doing the logging and it was done late last year. He said

the guy that owns the property out behind him, the cow farm hauls in truckloads of manure out there daily and with the big agricultural tires it's starting to tear up the road again and it's been since last Dec. I understand you guys are a little understaffed but I was wondering if the road was going to get fixed before this comes out again with the lot of the rain he said.

Mr. King asked if this is the culvert that's at the entrance of Old Range Rd.

Mr. Williams said yes and there is a sign just past it that says that the Town is not responsible from the sign further back but this is before it. He said it's right at the entrance of the road where you turn in and he is afraid once we get back into winter time again the road is going to start getting dug up again from the plowing and he doesn't want to cause any more damage to his tractor because he did lose an auger last year from it because he has to maintain the road himself.

Mr. King asked if the person that is doing the logging is the farmer.

Mr. Williams said he hired a company come in and log it last year and he clear cut the whole field behind him. He said within the last month and a ½ there haven't been any trucks in there but he did have a tractor trailer come in with a big dozer to start dozing over the fields to get rid of the stumps he assumed. He said it's just hard maintaining that road himself and he doesn't have the funds to keep on dumping into it. I know I'm responsible for the road but...he said.

Mr. King asked how many people currently use that road for access for residential purposes.

Mr. Williams said out behind him there is another gentleman that lives out there (Joe Reeves) and he has a contracting company so he has a lot of cars going in and out and the cattle farmer has his big tractor that he drives down there daily probably 4 or 5 times a day.

Mr. King asked what Mr. Reeves does for contracting.

Mr. Williams said he believes its Reeves Construction but he doesn't have any big trucks but there are other people out there and his part of the road is destroyed from all of the rain we've had. I just try to maintain my part of the road with the little tractor I have and I'm able to York rake it a little bit clean up the huge ruts from the rain we've been having but unfortunately I don't have the machinery or the money to invest into this road because it's totally destroyed right now he said.

Mr. King said they should have the Road Agent look at it and approximate this culvert that's off of Meaderboro Rd. because it is a Class VI road that's been posted it's subject to gates and bars but they have not by town vote discontinued it but depending on where this culvert is and what they think they can do...

Mr. Williams said it goes across the whole road and he couldn't get in and out of it last year. He said so they came up and fixed it temporarily and they said they were going to come back and fix it in the spring time. He said the black culvert pipe is starting to rise out of the ground because all the sand is starting to get washed away again because it's not deep enough because the ground was frozen so they weren't able to dig in it with the excavator so they just laid it back down the best they could and covered it over with sand so they could pass on it.

Mr. King said he wanted to know where the distance is from the Meaderboro Rd. right-of-way.

Mr. Williams said it's right on the road as soon as you turn off Meaderboro Rd. its right there.

Mr. King asked if it's within 25 ft. of the centerline of the road.

Mr. Williams said yes. He said there is a sign right there that says we're not responsible for past this sign and that the Town is responsible up to the sign. He said they put it in 2 years ago and he wished he had a picture of it.

Mr. King said he would like to see that and he didn't know if that's typically how its phrased or just states that its subject to gates and bars and no longer maintained by the Town.

Mr. Williams said he could go home take a picture of it and send it to him but it does say that.

He said that's one of the only reasons why he could get them up there to fix it last Dec. is because there is a sign that says the Town is responsible up to the sign.

Mr. Vachon said they will have to Highway Dept. Supervisor Ed Brannan up there to check that out and let them know.

Mr. Brannan said he knew what Mr. Williams was talking about and they did go up there and fix it and at the time they treated it like every other driveway and they wanted to make sure that people and emergency vehicles could get in and out. He said the sign is probably 20 or 25 ft. from the road and the big question is if the sign is there because that's where the maintenance stops or is it there because that was the most convenient place to put it.

He said there was a question as to whether or not they are actually required to maintain it or if that's part of the driveway and that just happens to be where the sign is.

Mr. Staples asked if the sign says this is where the Town maintenance stops.

Mr. Brannan said it does say that.

Mr. King asked if the culvert needs to be replaced or just re-set.

Mr. Brannan said at that time it probably could have been re-set.

Mr. King asked if he had an idea of how big it was.

Mr. Williams said there are 2 of them.

Mr. Brannan said they're 15 inches and one end of them floated right out of the ground.

Mr. Williams said if you drive up there just before Countryside Stables that's where all the sand is. It completely washed all the way down Meaderboro Rd. he said.

Mr. Vachon said they said they're black so they are ADS so that's why they're floating.

Mr. Brannan agreed and there wasn't a lot of cover over them.

Mr. Williams said he bought his house in 2005 and he thought they did that a couple of years before that when Shane Smith owned the place. He said they redid the entire road and over 20 years the road has lost its crown. He said he didn't know who put the culverts in because that was before he was living there.

Mr. King said those culverts not being set in there properly are also causing erosion on Meaderboro Rd.

Mr. Brannan said he thinks they are down low enough where the water is going through them.

Mr. Williams said it still goes through them but it is getting worse from all the rain. He said they were pretty prompt in getting out there and fixing it for him because they could get through with cars at the time.

Mr. Brannan repeated that when they did that it was a matter of making sure people could get in and out but it was more to make sure emergency personnel could get to somebody's house. He said when they did the driveways too back then the way they looked at it was if it was on the street side of the culvert that was more of an issue where you also had to worry about safety on the road but if it was on the property side of the culvert, they didn't concern themselves so much with that. Unfortunately, most of them were on the street side that were washed out he said.

Mrs. Titus asked if this is on the street side if it's something they can take care of before winter. Mr. King said the first issue is if the board feels it's the Town's responsibility to fix it and maintain that culvert because it's in a grey area.

Mrs. Titus said they went up there for safety reasons the last time so we're kind of on the fence here.

Mr. King said the board is going to need to make a decision on whether they're going up there and fixing it or not.

Mr. Brannan said he thought the sign location is just incidental to where it was convenient to put it and in all reality it doesn't make sense for the Town to maintain any of it or to maintain 20 ft. of it.

Mr. Williams said the Town doesn't maintain it he maintains it.

Mr. King said without those culverts there is no way to even get onto that road and potentially that access is in the right-of-way on Meaderboro Rd. and maintaining that ditch line is in the best interest of the Town so if those are in that ditch line...

Mr. Williams said if that culvert is not fixed it's just going to keep washing away.

Mr. Staples asked if everything wasn't frozen if they would have fixed it right the first time.

Mr. Brannan said no and they would have gotten them in there enough so they could get by.

Mr. King asked if there is enough depth to put them down where they need to be.

Mr. Brannan said there might have to be a little bit of ditch work done.

Mr. Staples asked how long he thought it would take them to do it.

Mr. Brannan said that's a good part of a day. He said the big question is whether or not they can be salvaged.

Mr. Williams said the pipes still look fine.

Mr. Brannan said there are a number of Class VI roads that come out to a Town road and we don't maintain any part of them and the sign is not going to be right at the edge of the Town road. I think the issue is who is actually responsible he said.

Mr. King said it's in a grey zone so that's why the board needs to make a decision.

Motion: (King, second Titus) to have the Highway Dept. go out and repair the access onto

Range Road that is also the ditch line on Meaderboro Road;

Discussion: Mr. King said he didn't think it binds them for future boards because that road is subject to gates and bars. If those culverts were 25 ft. in that would be a different discussion but they are right in the ditch line that we're maintaining and I think it's a reasonable request he said.

Mrs. Titus said it's a safety issue too.

Mr. Vachon said his concern is driveway culverts are also in the same location and they don't maintain driveway culverts or at least they shouldn't be. He said if every driveway up there had a culvert that had to be re-set, we'd have to re-set every one of them because now we're doing a Class VI Road which is not the Town's responsibility.

Mrs. Titus asked if they should look into some of the history to find out if it is the Town's responsibility.

Mr. King said he didn't think they would find a clear answer. He said he thought they would find it's been done by the Town at times and hasn't been done depending on who is sitting here and the Road Agent at the time and depending on the ability of the residents to fend for themselves. He said if the culverts are salvageable, they can just re-set them and if they are junk and they have to be replaced that's an additional cost.

Mr. Williams said they have not been exposed for years until all the rain that just happened and from what he sees every day of the culverts he thinks they are still pretty good.

Mr. Staples asked for the cost of the culverts.

Mr. Brannan said they are somewhere around \$250 each so it's probably \$750 if there's 30 ft. He said there are 2 culverts and he assumed it was probably 30 ft. as 20 ft. is pretty darn tight. He asked the board to be careful with this because if it isn't the Town's responsibility do, they really want to start doing them.

Mr. King said that's a whole other topic and right now they are dealing with one motion on the end of Range Rd.

Mrs. Titus said it would be on a case by case basis and this problem seems to be coming on Meaderboro Rd.

Mr. King said this discussion is 100 years old and if they have to rebuild the road to fix it and somebody just has a culvert that needs replaced and asked if they would put fresh pavement and not fix it or fix it and try to get the reimbursement from the resident. There are all types of situations where it depends on the year and the policy on what we do and how we work with the resident on a driveway culvert he said.

Mrs. Titus said if there is a private road and someone says our culvert is broken and its way down on the private road and not on the main road they can pick and choose what we do on a case by case basis.

Mr. Staples said he was not sure how to vote for it because he is in favor of "eating" the labor and put those culverts back in the ground but if those culverts are damaged he is not in favor of

the Town paying to replace the culvert.

Mr. Williams added when they have new bus drivers they turn around on that road so they do access it.

Amendment: by Mr. King: to have the Road Agent go and repair it with the existing culverts if they are usable and if not bring it back to the board;

Mrs. Titus accepted the amendment.

Discussion: Mr. King said that means if they put the culverts back in we put in the labor and if we have to throw \$750 worth of culverts in then it will have to come back to the board.

Mr. Williams asked if there is any way they can keep the bigger tractor trailer trucks from going out there.

Mr. Staples said it's a private road.

Mr. Williams and Mr. Brannan said it's not a private road it's a Class VI road.

Mr. Staples said if they post the road the landowner has to get his equipment to where it needs to go so as long as it's the landowner there's nothing they would be able to do.

Mr. Williams asked what if he has access other ways.

Mr. Brannan said if it's a public road they don't have the legal right to block it.

Mr. Williams said his biggest problem with the road is his neighbors do not contribute to fixing it. He said the last 17 seasons of his living up there he has always been the one maintaining that road. Now I have a guy that's coming in and destroying it and now it's coming out of my pocket possibly which I can't afford to fix the road he said.

He said it has been an ongoing battle ever since this guy moved up there and he has asked him nicely numerous times during mud season find another way to get his manure out to the yard out back and he just chooses not to. He said 2 years ago the guy out back had to hire someone to fix his road because it was so rutted up and they would never get an emergency vehicle up there. It hasn't been this bad but recently it's been getting worse and if there's a big mud season you will not get an emergency vehicle up there. As a matter of fact, there was an emergency and they couldn't get the ambulance out there he said.

Vote: the motion passed 3-1 (Vachon-opposed).

Mr. Vachon asked Mr. Brannan to take care of this if they can reuse the culverts and if not come back to the board and let them know if they need to buy new ones or how they are going to handle it.

Mr. Brannan said he would take a look at it this week and see if it's salvageable. He said part of the problem is even if the culverts look good sitting there it getting them out of the ground. He said if they're close to the top of the ground with loose soil around it, it's usually not a problem but you're talking about hard packed soil sometimes and that's plastic and without a lot of work they don't typically come out well.

Mr. King asked him to let them know and suggested Mr. Williams give Mr. Brannan his contact information so he can let him know what the determination is because if it comes back to the

board next week and those culverts need to be paid for, they may be looking for the landowner to put together the money and let the Town do the labor.

Mr. Williams said why he would pay for it when that's what his taxes pay for and that he can't afford to pay for something like that.

Mr. King said the policy is if your driveway culvert needs to be replaced on Ten Rod Rd. in the past the Town has done the work and you pay for the culvert as a resident. He said he didn't know what the current policy is as it has wandered through the years.

Mr. Staples said last year over on Dick Dame Lane, they charged them \$5,000 or \$6,000 for the trucks, the labor and the culverts to go in and replace their culverts.

Mr. Vachon said that was also up the road, not on the edge of the road and half way up on private property and it was affecting our road.

6). Review of Minutes:

September 11, 2023-Public Session Minutes- No errors or omissions

Motion: (Titus, second Staples) to accept the minutes as written passed 3-0-1 (King abstained)

September 18, 2023- Non-Public Session A Minutes- No errors or omissions

Motion: (Titus, second Staples) to accept the minutes as written passed 3-0-1 (King abstained)

7). Old Business:

Source Water Protection Grant- Mr. Vachon said the board tabled this item last week so everybody got a chance to check it out and think about it before making any decisions. He said this is the grant to get money back for the purchase of the property that Town Well #6 sits on. Mr. King said it talks about for the land to qualify it needs to be in restored condition and asked how much of that currently even qualifies. He asked if it's an old gravel pit how much of it is going to qualify as being in restored condition such as reclamation. He said there has been some discussion on what they want to have for permitted uses on it and not needing all the property but how much of the property would currently even qualify.

Mr. Dickie said R3-02 the quarry probably won't qualify and he didn't know how they would reclaim that.

Mr. King said he didn't know what is per the excavation standards in the RSA and what is required for reclamation in a quarry.

Mr. Dickie said where well #6 resides it can be reclaimed it's fairly flat. He said part of the discussion was that residents use it for target shooting and various other usages and they were questioning what restraints they wanted to put on the properties because part of the reclamation is you have to put top soil down and plant some trees and shrubs in there and let it grow up. He said once that takes place and they start growing the target shooting is done.

Mr. Vachon said that any uses wouldn't be allowed out there anyway if they go with the grant.

Mr. Dickie said they would be allowed to hunt not target practice, snowmobiles would be allowed to go through but they would have to review the trail to make sure it's not infringing

on Well #6 and they would have to put some restrictions in that it can only be used if there's sufficient snow or ice.

Mr. King asked about "outdoor recreation" listed in the allowed uses and if that meant just hiking and mountain biking.

Mr. Dickie said they said hunting was okay and you can hunt on the property but they said no for target practice because they didn't want any lead too close to the well.

Mr. Vachon said they can't take anything out of there so they can't utilize any of the material in the quarry out back.

Mr. Dickie said if the quarry is included then no-all mining is done.

Mr. Staples said they can't put equipment through so how would they get everything from the quarry to the road.

Mr. King said there is access there now so that access has to stay and that access goes from Rt. 11 across to Well #6. He said that access could provide access to that parcel and parcel 12 has other frontage spots on Rt. 11 that if they were to split that off at a future time, they could put it with the quarry and sell it because we don't necessarily need 134 acres of protection area. He said it may have value to the abutters and there's no access across the river to that rear parcel unless you're an abutting parcel because there's a crossing across Lot 12 to Lot 13 and then the next crossing is down below Malcolm Bradsher's property.

Mr. King asked if this is a revolving grant that comes up every year.

Mr. Dickie said yes. He said they confirmed that when they were on the phone with NH DES and even if they don't get in on time this year, they can continue it into next year.

Mr. King asked if they could amend their application and put forth the bare minimum we would do and then next year potentially amend it to increase that so we could get some reimbursement this year. He said there may also be some additional work that needs to be done as part of that grant say there's some reclamation efforts that need to be done on the area that they designate and they need to accomplish that.

Mr. Staples said if we have to spread loam and plant shrubs and everything around Well #6 and that whole pit it's going to cost us more than what we'll get back.

Mr. Dickie said he believes they would be able to reclaim it and get back half of what it cost to reclaim it. That would be part of the grant he said.

Mr. King said they have 4 days left and they need to determine the rough land area acreage that they need to reclaim, get an estimate to reclaim that along with the value of half the property and asked if they could have that in 4 days.

Mr. Dickie said realistically no but he would try to do his best.

Mr. King said recently they approved a gravel excavation permit and they had some current numbers as far as reclamation and loam and seed per acre and he believes it was \$6,000 per acre. He asked him to check that maybe with a phone call to Cameron's sod farm and ask if they were going to put down 4 inches of top soil and hydro seed if \$6,000 per acre including the

labor be sufficient and based upon the area that is open, they could at least get an estimate and put that in the grant. He said if they were to take the value of 50% of the land area plus the cost to reclaim it and then next year if there is anything left they can apply for it.

Mr. Brannan asked if that \$6,000 is the actual cost or the bond amount.

Mr. King said that was the bond amount they used but that determines what the estimated cost was and that was furnished on the application.

Mr. Brannan said it sounds low.

Mr. King said it's never high and asked if he calculated the amount of top soil needed over there.

Mr. Brannan said he has not done that yet.

Mr. King said then maybe there's a different number and it needs to be higher.

Mrs. Titus asked if they could get an extension on submitting the grant application.

Mr. Dickie said he would have asked legal counsel and he would see.

Mr. Staples said the paperwork they had last time said no wheeled vehicles except to service the well which means trucking all that stuff out is not...

Mr. King said that's part of the restoration.

Mr. Staples asked about trucking the stuff out of the old rock quarry that they could be using.

Mr. King said he didn't see any future in that and he didn't think they would ever be doing that. He said he hasn't been out there but we're not in the quarry business.

Mr. Staples said there is a lot of material that was left that we could use.

Mr. King said there was a reason it wasn't used-some of that rock is pretty hard and that's why it was left and that's from the people that worked in the pit. The cost vs. the reward there is probably not anything we want to be involved in he said.

He then said he didn't know if it's possible but we should only put 50% of the land there because they don't know what they are going to do and whatever they need to do for improvements to reclaim it to allow that in the grant. He said there may be a revised estimate but it's at least \$6,000 an acre and there's probably 20 acres and the worst they could say is no. He said that's \$120,000 on half of the purchase price of the property and that's just going to be the cost to the Town to reclaim it that's why we have to have a good estimate.

Mr. Dickie asked if they wanted to see if the Town Attorney could do a lot line adjustment for half the acreage and then submit that.

Mr. King said no because they don't have time to do that. He said they have 2 choices-submit half the land but if they want it to be restored, they have to put the price in.

Mrs. Titus asked what if they get an extension to the grant.

Mr. Dickie said if they did half the land that would exclude the pit on Lot 12.

Mr. King said that was the quarry on Lot 3.

Mr. Dickie said the pit on Lot 3 was the one behind that house that has been mined up past the boundary line.

Mr. King said maybe they have to pass until next year and get a plan but he could ask the question about the reclamation. He said they could say this is what we think it's 20 acres of land and one of the estimates we've seen is \$6,000 per acre and if that would be acceptable under this grant to restore that open land and at least get a feel for it.

Mr. Dickie said he would find that out.

Motion: (King, second Staples) to table the application of the grant until next year giving us time to get a better plan together;

Discussion: Mrs. Titus said if they ask them for an extension some grants will do that.

Mr. King said he was not opposed to that.

Mr. Dickie said he would find out what their options are and bring the answer back to the board next week.

Mr. King said maybe they will give them a 3- or 4-week extension but it comes in every year.

Amendment: by Mr. King: to table the application of the grant if they can't get an extension Mr. Staples accepted the amendment.

Vote: the motion passed 4-0.

A resident entered the meeting and said he was just driving by and saw the lights on and he just needed to grab a variance application and he was wondering if he could do so.

Mr. Dickie said he would have to go unlock the door to get the application for the resident.

Motion: (King, second Titus) to take a 5-minute recess passed 4-0 at 7 p.m.

Mr. Vachon reconvened the meeting at 7:05 p.m.

Tighe & Bond Meeting on Culverts- Mr. Dickie said they had Tighe & Bond assist them with the culverts and they were of great help with the culverts on Bunker Street, Cross Street and Dick Dame Lane. He said there are a number of culverts that need to be replaced based on what they need to do to correct them and they exceed the limits they are able to perform therefore they require permits. That's the reason why we're looking to encumber the paving money for Dick Dame Lane and Cross St. so we can get it done in early summer next year he said.

He said at that meeting they had a person that used to work for DES that went out and evaluated the culverts and gave them some insight on that. He said the one on Bunker St. and one of them on Cross St. they were looking at possibly having to go with a box culvert.

Mr. Brannan said Bunker St. will definitely end up being a box culvert and she was talking about an open bottom or a fabricated bottom. He said they could get an extra tall culvert and bury some of it in the ground and fill it in and make the river bed inside it.

He said he didn't believe that's the case on Dick Dame Lane and Cross St. is going to be a tough one just trying to get cover and the size.

Mr. King said so all 3 of those require a permit because we don't have the authority to do it by ourselves.

Mr. Staples asked how many they need to do on Cross St. because he said one has to be a box culvert and if the other ones would just be regular culverts.

Mr. Brannan said all the other ones he thinks they can do. He said there's 1 double culvert and the road is known to flood over so if they put something in there and it washes out and they try to get money from FEMA and they find out they didn't follow protocol they're not going to get any money and they might get a fine.

Mr. Vachon asked for the sizes of the 2 culverts that are in there now that are under sized.

Mr. Brannan said they are 30' x 36'.

Mr. Staples asked what size box culvert he was thinking of.

Mr. Brannan said he has no idea it all depends on the watershed above it and the culverts have to be sized according to what the watershed is so they can drain a certain amount of water. He said that's the thing that led him to this the permit literally says "PE" (professional engineer).

Mr. Vachon said the double would not be a culvert anymore the box culvert is going to be 10' or 12' and is going to be a bridge. We're replacing the Hornetown Rd. Bridge with a box culvert which means we'll never get state funding again if they don't call it a bridge he said.

Mr. King said they have 2 motions-as far as the encumbrance they don't need to make that motion tonight they need to make it at the annual meeting and it's unfortunate that they have to encumber that money instead of having other projects lined up to lose our paving slot and price. He said especially where it was the 3 roads they were going to pave.

Mr. Vachon asked if the one on Bunker St. is the one that has the sink hole.

Mr. Brannan nodded his head yes.

Mr. King said that is big enough that it has to be engineered and asked if they have an estimate from the engineering company to do the engineering work to get the permits.

Mr. Dickie said not yet but they would be getting it to him in the next week.

Mr. King said he would like to have them furnish an estimate on the engineering and on the expected cost.

Mr. Vachon said that's 3 culverts and asked if there were more than that on Cross St. and Dick Dame Lane.

Mr. Brannan said Dick Dame Lane has 3 and Cross St. has 5.

Mr. Vachon said 1 on Cross St. has to be engineered and 1 on Dick Dame Lane needs to be because it's not big enough so it has to be a box culvert and has to be engineered to the size.

Mr. Brannan said the size puts it out.

Mr. Staples asked if they are going to help him get the permit.

Mr. King asked for the size threshold to be permitted.

Mr. Brannan said 12 ½ ft. He said they did the calculations on a 4 ft. diameter pipe so it would be right around 12 ½ sq. ft.

Mr. Vachon asked for the size of the one that is up there that needs to be engineered.

Mr. Brannan said he would guess that it is 3' x 5' or 4' x 5' and it's another squash culvert.

Mr. King said there might not be enough room for the cover.

Mr. Brannan said he thinks that's what it is just trying to get cover over them and that was the

only way to do it.

Mr. Vachon said we have 4 culverts on Cross Rd. and 2 on Dick Dame Lane that they can replace with permit by notification because they are replacing existing culverts that don't have to be engineered.

Mr. Brannan said they don't have to do the permit and they have to check with NHB but those can all be done through culvert maintainer.

Mr. Vachon asked if they were going to get those one's going and he knew he was talking with a contractor.

Mr. Brannan said they could or they could do it all as one project. He said if they do them now, they'll have to pave over and patch them and then rip up the patchwork in the spring time.

Mr. King said the cost of the other culvert is going to be the majority of the work so throwing on the other culverts may not be that big of a cost on the quote.

Mr. Staples asked if the culvert on Dick Dame Lane is the first one where it washes out.

Mr. Brannan said no and there are 3 that they could do and there is 4 total there. He said there's one at the intersection of Rt. 75, there's a cross culvert and a catch basin on the high side and one on the opposite side and it crosses Rt. 75 and goes under Dick Dame Lane. He said when you get up to Dream Hill Terrace just as you come to it there's a catch basin that crosses Dick Dame Lane and outlets just beyond the 3 or 4 x 5 that needs to be permitted.

He said there's another 12 inch further up that is a single wall one that he wouldn't replace. He said on that one he thought they should add another basin because that's the end of Juniper Lane that keeps flooding us out where they did the culvert up in there. He said if they did the road work, they'd put a catch basin in across Juniper Lane, tie it in and just grade up that entrance and hopefully it's enough that the water would shed to the culverts and catch basins and not go down the road.

He said just to give them fair warning there are probably a number of other culverts in town coming up that are going to need permits because they're in that size range or that flood out.

Mr. Staples said to make sure that he budgets for it.

Mr. Vachon asked if they are mostly CMP.

Mr. Brannan nodded yes and said they may get lucky on Bunker St, they have a 5' concrete culvert on Glenn St. and a 5' concrete culvert on Winter St. and Bunker St. is right in the middle of the 2 of them. He said they don't have a problem with flooding on any of that so they may have an argument to just do either a box culvert or there's enough room there to put a round concrete culvert there as that's a deep one. If we can do just round concrete culvert that's significantly cheaper than the box culvert and its upstream and downstream so I think we stand a chance with that one and I'm sure they'll argue for it if we ask them anyways, he said.

He said hopefully they get some solid numbers soon they can roll over into next year's budget and at least plan on a couple of them. We have to have the money there somewhere he said.

Mr. Vachon asked if they are running the same thing for the paving list for next year-a bunch of

culverts that need to be replaced before they can repave.

Mr. Brannan said he would get out there and see where they can go and he has to talk with the Water Dept. and see if there's anything in the downtown area that doesn't have a significant amount of drainage, water or sewer work and maybe they could find something in the downtown area they can start for next year. He said he wanted to take a good look at it and see what they need to do now so they're prepared next year.

He said it is very tough to go out there in the spring time and start working and be able to just do it. He said usually you have a good idea of where you're going at the end of the year and he was sure Mr. Vachon's crew has a plan and they try to stick to it. A 6 year or 10-year plan is better than a 6 month plan he said.

8). New Business:

Test Drilling for Monitoring Wells at Old Fire Station- Mr. Dickie said they'd be starting tomorrow through Thursday and last week they made flyers and put them out on the car windshields to let the owners know that they will have to find an alternative parking areas because there are test wells going in by the Coast bus stop area and over by where the old garage was which is over near Snowden's Real Estate just outside their property line where the gas tanks used to be in the ground. He said there will be a test well on each side of the old fire station so they had to have some cars moved that were used as permanent parking out back where the dumpster was underneath the stairs on the left-hand side of the fire station.

Mr. King asked if they notified those people that use it as permanent parking that it's not permanent parking.

Mr. Dickie said yes and they even started towing some vehicles out of there. He said they'll have a test well on the right hand of the fire station as you stand in front of it and a test well that's further down into the gravel parking lot so there are several wells being drilled.

He said they put it out on the Town website, on the Face book Farmington Community Forum page and they made flyers and put them out on the car windshields so they'll start tomorrow.

Mr. King asked what time they would start.

Mr. Dickie said he was assuming it would be around 7 a.m. and he is usually here by then so he will drive down and see if they're there.

Mr. Vachon asked if this is all part of the Level II site assessment.

Mr. Dickie said yes.

Hornetown Rd. Bridge Design and Build Pre-Bid Meeting- Mr. Dickie said last Friday at 10 a.m. they had a pre-bid meeting for the Hornetown Rd. Bridge and the bridge relocation to River Rd. He said there were 3 companies there E Rocks, RM Piper and T Buck who is out of Turner, ME. He said they were interesting conversations and a couple of them had strong concerns as to the route we are taking and they wanted to know why and he told them from a cost perspective they are trying to stay within the \$1.6 million and within 2024 as the deadline so we don't have an escalation factor and that the town moved to take that route so this is what we're here to

discuss. He said 1 of the 3 felt they could hit the deadline and the other 2 didn't think they could so they went back and forth and they went back with their homework and all 3 said if we could move from 10/12/23 when the bids were due to 10/26/23 they can give us more detailed information. He said he told them he would have to bring that to the board to see if they'd be willing to move out for a couple of weeks and if they're going to move it out a couple of weeks they still want to hit the end deadline of 2024.

Mr. Dickie said if they go to 10/26/23 he would be bringing the bids to the board for review on 10/30/23.

Consensus of the board was they were okay with that.

Mr. Dickie said they would come to us with the technical and the price bid so there will be 2 bids that will come before them. He said they would review the technical for their design and then review the price and then they would pick who they would like to have do the project.

Motion: (Vachon, second Titus) to extend the deadline for the Hornetown Rd. Bridge RFQ to the 26th of October, 2023 passed 4-0.

Mr. King said Mr. Dickie sent an e-mail out earlier today with that Request for Proposals but there wasn't an attachment or it got stripped. He asked him to put it in the folder under their shared drives that says for bridges and then they can access it.

Mr. Dickie said he would do so and didn't want to print it because its 268 pages because he also listed all the details, all the attachments and all of the structural analysis on the temp bridge.

Mr. King said Mr. Dickie said there were 2 other people that didn't show up that were still somewhat interested.

Mr. Dickie said that was Audley and CPM out of Freeport, ME so there are 5 valid bridge manufacturers they have applying for this.

Mr. King asked if the other 2 seemed like they were going to apply they just weren't at this meeting.

Mr. Dickie said yes and he has been e-mailing back and forth with both and getting them what they needed that was equitable to the other three.

Fernald Park Shed- Mrs. Titus said the shed is gone from the park and asked if that went to the Highway Dept. or the Water Dept. and when the new shed is coming.

Mr. Dickie said the old shed was rotted and it got demolished and the new one would be here on Wednesday. Once they got into it there was a lot more rot than what we anticipated he said.

Auctioneer Selection- Mr. King said he wasn't at the last 2 meetings and asked where they stand with selecting an auctioneer.

Mr. Dickie said they chose NH Tax Deeded Properties. He said he does not have a contract from them yet and they are supposed to be sending him one.

Mr. King asked if at a future meeting they would get a plan of what they were going to work on for properties and surplus vehicles and equipment.

Mr. Dickie said yes and he will get them that.

Reservoir Rd. Ditching- Mr. Vachon said a resident contacted him about ditching on Reservoir Rd. and they said they called a couple of times and spoke to Mr. Brannan about it but they haven't seen anyone or heard anything.

Mr. Brannan said they have not had the time to get there.

Mr. Dickie said the excavator was down too.

Mr. Brannan said the excavator was down for quite a while.

Mr. Vachon said he was probably familiar with the resident and asked him to give him a heads up on what is going on.

Mr. King asked what the issue was with the excavator.

Mr. Dickie said the fan on the motor came off and damaged the radiator.

Mr. Brannan said the radiator was rebuilt and it was \$2,300 to rebuild it and a new was \$5,000.

Scanning Files – Mr. Vachon asked Mr. Dickie if he saw the scanned packet that the Admin Asst. sent to the board.

Mr. Dickie said no.

Mr. Vachon said they have to do something with the maps as they're completely blacked out. He said you can't make anything out on them and asked if they could figure out how to lighten them up so they could see them.

Mr. King said if she has an electronic image to start with, she should save it as a PDF and put it in the folder because most of the stuff probably came to them electronically and they just need a save as a format to add it to the packet instead of scanning in. It would be easier for her and the quality would be better he said.

He said he looked at the packet and it's all kind of in one scan and ideally it would be nice to have the minutes separate from other things so you don't have to open up 50 pages and scan through it. He said that way if the minutes are separate wherever they're filed electronically there can be multiple copies and they don't need to be in one big packet. Each topic can be split out and if somebody has to open that topic for that meeting it would be a little bit easier for the board to sift through and probably easier for her to put together.

Mr. Dickie said okay and they will get through it.

Sealing Non-Public Minutes- Mr. Dickie said a while ago it was asked about the sealing of non-public minutes so he contacted the Town Attorney and there are 3 ways to seal non-public minutes: 1). A public emergency which was primarily used during COVID so any public emergency that comes up that they need to seal that is the topic they would seal it under, 2). reputation and 3). Revealing of minutes could render the proposed action ineffective.

Mr. King asked if that last one could be over a legal issue, under negotiations for property or union contracts.

Mr. Dickie said that is correct. He said he would add those to the cheat sheets they have so they'll have those 3 ways to seal non-public minutes in front of them.

Kodiak Group Update- Mr. Dickie said the Kodiak Group sent in their signed paperwork from

their attorney so he scanned that and sent it out to the Town's attorney so she could get that out to the parties involved so the Poulin's will sign off and they also sent the check in and they made sure it was the right amount and that they were okayed to process the check. He said the check has been processed for the amount of \$9900 which covered everything we needed to have covered.

MS-1 Form- Mr. King asked on the MS-1 that was in their prior packet which number they are using for the town evaluation and if it was the evaluation including the utilities or the net evaluation without the utilities.

Mr. Dickie said the number he used last year that the NH DRA used was the net valuation adjusted to remove the TIF retained values which was \$566,292,102.

Mr. King asked if that was the same number and the MS-1 didn't change.

Mr. Dickie said 2023 was right behind it and it is \$571,763,400.

Mr. King said so it went up about \$5 million.

Mr. Dickie then corrected that the number was \$562,913,300.

Mr. King said the first number he gave him was the net evaluation with just the TIF value and the bottom valuation was without the utilities.

Mr. Dickie said he stood corrected again and if the net evaluation is adjusted to remove the TIF it will be \$571,763,400 and that was the number that DRA used which was \$566,292, 102.

Mr. King said so the change in the valuation for the town is approx. a 1% increase.

Mr. Dickie said yes and that the Finance Administrator said to him earlier that next year is the reevaluation of the town and is where this will change more.

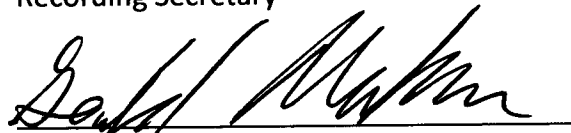
Mr. King said based on the numbers that she gave them earlier it could change significantly because they were projecting we were going to be at 62% evaluation.

9). Next Meeting: Monday, October 2, 2023

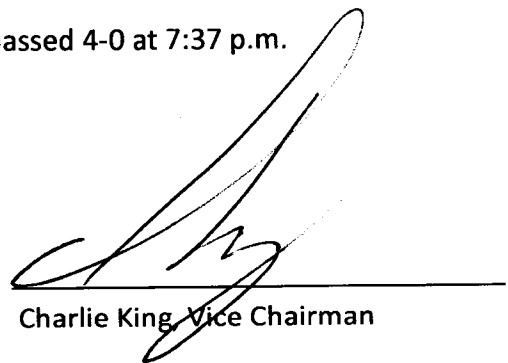
10). Adjournment:

Motion: (Staples, second Titus) to adjourn the meeting passed 4-0 at 7:37 p.m.

Kathleen Magoon
Recording Secretary



Gerry Vachon, Chairman



Charlie King, Vice Chairman



Ann Titus



Douglas Staples