Town of
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Town of Northumberland
Board of Selectmen
Meeting Minutes - Draft
Date: Monday, July 1, 2024
Place: Town Meeting Room – 10 Station Square
Time: 6:00 P.M.

Board members present: Jim Tierney, Jim Weagle, Keith Bronson
Others present: Al Rossetto, George Kenison, Tammy Letson, Jeffrey St. Cyr, C. R. Wheeler, Judy Fox, Randall Pelletier, Dawn Pelletier, Randy Potter, Pete Marshall, Norm Cotter, Andre Brasseur, Kathy Frechette, Deb Miles, Susan Marineau, Rena Kirk, Kathy Wiles, Rebecca St. Cyr – Minute Taker

1. **Chairman Opens the meeting:**

   J. Tierney opened the meeting at 6:00 pm

2. **Pledge of Allegiance:** All

3. **Acceptance of Minutes:** 06/17/2024

   Motion to accept the 06/17/24 minutes by: J. Weagle
   2nd by: K. Bronson, All in Favor 3-0

4. **Department Head Business:** Highway/Water/Sewer

   Highway – Randy Potter

   We've been trimming, mowing and cleaning up some hedging.

   When it rains we are house cleaning in the garage.

   Randy has been rehabilitating the One-Ton. It came out well. It was stripped down, fuel tanks removed, fixed the frame, painted, and undercoated. Also put the new body on with new lights and new running boards. Waiting to have the fender painted because it was $250 for paint and materials to do it himself and $200-$250 to have North Country Ford to do it. He's waiting for it to come back from them.

   The rest of the trucks are pretty good once we get the new truck for Keith. The black 2010 needs a little patching, it has approx. 128,000 miles on it. Mechanically it's pretty good. If Keith's isn't replaced it would need some body work too. R. Charron commented that Keith went over and tried out the new truck, and said it's the best viewing truck (360), which is great for plowing and safety.

   Water / Sewer – Reggie Charron, Superintendent
   Busy with mowing

Reggie is still working on the LCRR, now they are saying it will be a 10-year project.

Worked on reports today, the water sample reports won't be in until Wednesday, we have a plan for that. It's for the EPA.

Hill Project - he hasn't heard anything for 2 weeks. Steve LaFrance sent an email to Rick Skarinka who monitors the funds for DES for the water portion of the project. Horizon was addressing all those issues, getting the design finalized. They are still waiting on the railroad. They were hoping to get it out for bid, but they are still dealing with the railroad. With bids going out this time of year, contractors are already busy on jobs; Reggie is hesitant to find out what we will get for bids. J. Tierney asked if we are in danger if we don't break ground this year. Tammy said nothing from DES gets paid to us until it goes to our representative (Skarinka). We have a limited amount of time to spend the approximately $1,000,000 ARPA money. The rest is secured. She thought we should be able to spend it by pre-buying supplies, etc. We don't need to break ground to spend the money, but when we do, the money will be spent quickly. Reggie said we have a short construction season. We have to work on the hill, we have to plow on the hill we can't be tearing up roads at the end of the season. Depending on the Fall and Winter we have is Reggie's concern. There will be inconveniences on the hill with no water at times and we don't want it to be when it's cold.

Tomorrow, they want to drill about 17 more holes on the backside of the mill, right in line with all the piping that Beattie and we have put in. J. Tierney asked who is coming? Nobis Engineering. Reggie said he will have more information tomorrow. He mentioned it to Shane Beattie and crew, they have a penstock line up to the river. We have a water line isolated because of what they've done for work. There are a lot of things over there that we have no control of. Our responsibility is the portable water line and sewer line. Reggie further discussed. He's told them to get in touch with Beattie's. Reggie isn't comfortable giving them permission. J. Tierney asked if we could get the "as built" plan from them. Reggie doesn't recall getting any plans from Beattie. Tierney suggested finding out from Beattie's.
All the work that was done was for Bob.

Meter readings will start next week on 7/8 for the 2nd quarter.

C. Wheeler asked about pre-buying supplies through the contractor; Tammy noted that's why it needs to go out to bid. The hydrants we can purchase ourselves. If the contractor pre-buys, we will reimburse them.

5. Requested Agenda Matters:

a. Rick Archer - CDBG Gran**t –** Rick said we were unsuccessful the first time to purchase the train depot. Bob Chapman may give us a second chance; we are all prepped and ready to go. The deadline is the 29th. We will be required to have another public hearing between now and then. There won't be a lot of changes; and he's been in contact with Donna Lane who wrote the grant. She has it ready to go again. J. Weagle said we can't foot the bill for advertising again if it fails. Rick said he's been waiting for Bob, and his rep. Alex Ritchie got back to him with a contract to markup, which he got back to him the next day.
J. Tierney suggested giving Alex a call back to see if they have any complaints with it.

Motion to apply for a CDBG grant on behalf of the Granite Guild for the train station; with the convenance that the Granite Guild is responsible for all bills incurred by: J. Weagle
2nd by: K. Bronson, All in Favor 3-0

Tammy discussed setting up another public hearing to be held with the July 15th meeting.

6. Town Administrator Business:

a. Land purchase (2):
Map/Lot 104-229, 48 Maple St. –
The Board had asked to have letters sent out, one of the abutters has responded and is interested in it. The Town Atty says that it needs to be publicly advertised, moving forward any others we have need to be advertised. So, there will be a delay in the sale. This property is tax deeded; we need to follow those rules. We should be able to get into the Chronicle for this week, and if anyone is interested they need to have it in for the July 15 meeting. J. Weagle noted with the holiday, it might not be until August meeting.

The Atty says it's fine to say only an abutter can buy it or put other limitations on it. But they should be included in the advertisement. J. Tierney said the size of the lot is approx. 50' x 110', about the only thing that will fit is a single wide mobile home or a tiny home. If they build a tiny home it will need to go to the Zoning Board. If it can get into the Chronicle this week – the deadline would be by the 1st meeting in August (08/05) for the bids and deposits. Deposits will be returned if the bidder is present when opened but didn't win the bid.

Map/Lot 107-007 – off State St. -
The Board asked for sealed bids to be delivered for this meeting. We received 2 bids.
J. Tierney opened –

1) Randall & Dawn Pelletier - $510.00
2) Jerimiah & Lori LaChance - $5,100 - Due to parking restrictions, they haven't been able to rent out their second floor. They would like to purchase the lot for that reason.

Motion to award the bid to Jerimiah and Lori LaChance for $5,100 by: J. Weagle
2nd by: K. Bronson, All in Favor 3-0

The norm is 30 days to make payment, if no payment is received – they forfeit. There was no deposit on either of the bids, it wasn't put in the paper. J. Tierney further discussed the process.

b. Water/Sewer Utility Truck_– Tammy - Randy has details on this, but in February the Board approved going with an as built truck. GMC hasn't picked up that build yet. To get a safe vehicle to drive, Randy went out and found a Dodge that's pretty close to the same price.

Motion to purchase the 2024 RAM from Berlin City by: J. Weagle
2nd by: K. Bronson, All in Favor 3-0

c. Driveway Permit – This is informational, the State issued a driveway permit; on Lost Nation Rd. J. Tierney read the letter/permit issued from the State of NH. They need to contact the Highway patrol foreman. Signed by: Mario J. Audit, Engineer Tech, NHDOT Dis #1. The rules from the State are included.

d. Ambulance financing – T. Letson said they found an ambulance that was discussed at a prior meeting. With the misunderstanding of the deposit, the Board approved the extra money required to come out of the Equipment CR. She has the bids received for the lease. Tammy reached out to the last one on the list because they are the cheapest. Their rates will change because it's been more than 30 days since the first rate. They can make it so the first payment isn't due in 2024. Tammy recommended the Board give us permission to

reach out the 2 lowest to get the best rate, and then go with it and not delay it until the next meeting. Tax Exempt Leasing is the - 5.99%; Municipal Leasing Consultants is - 5.7%.

J. Weagle asked if they both have the non-funding clause? Tammy explained what the non-funding or non-appropriation clause is. When they re-do the rates Tammy will cc to the Board to review.

Motion to allow Tammy and Jim Gibson to negotiate between the 2 lowest for the actual lease by: J. Weagle
2nd by: K. Bronson, All in Favor 3-0

J. Tierney said both Tax Exempt Leasing and Municipal Leasing Consultants will be contacted to find out who will have the lowest rate and the best term.

e. TextMyGov – This was added to the budget this year. It's a new tool for communications in the Town. It's a texting program that allows the public to be able to text into the Town to ask questions. We can see the key words, so we can update moving forward. For those that sign up for it, we can text out to. For example – people on the Hill can get a text when the project gets started, or when they are working on specific street. The Board has played with it and the Dept Heads have also; it will be a powerful tool. If it can't answer a question, it will send an email to the Town office for follow-up.

J. Weagle noted it's on the web-site, it can also take pictures. It will tell where to go for a fireworks permit. This is for people that prefer to text instead of email. This is an addition to anything else that we have. JT said it's to send info into the Town and hopefully get a response quickly. People will need to sign up for it. For example, when there is a water break in a specific area, it will allow us to get information out quicker. The Board concurred with getting this started.

f. Stark Property Value – The Town of Stark is going through a re-val this year. There is a track of land the Town owns in Stark. Tammy asked if it's part of the Town forest; J. Weagle didn't think it was. Our value took quite a jump, it went from $2,177 to $3,399. The taxes for 6months were $27.00 on the $2,177. The land is too steep to do anything with.

g. Eversource Rates – Informational – the rates are going up – 9.6% noted by Kathy Wiles. We are currently in a contract with Constellation, so we will still get their rate and not Eversource's. J. Tierney further discussed the distribution and transmission charges.

7. Applications/Permits and Warrants:

a. Building Permits (6):
1. Map/Lot 104-153 – Marcia Robinson, 3 Grand View – 10' x 10' cabin, pitched roof, board siding, it's a playhouse for grandchild, no W/S, no driveway. The fee is paid, and Al has signed.

Motion to approve by: J. Weagle, 2nd by: K. Bronson, All in Favor 3-0

2. Map/Lot 251-024-05-00 – Savannahwood, LLC, Page Hill Rd. – Tristen Silver. To install a driveway and landing for parking. T. Letson said we requested they get a driveway permit. There was previously a driveway there, but it was grown in, Highway Dept did talk to them giving their suggestions. It's strictly for a driveway and parking.

G. Kenison asked what the parking is for. J. Tierney said it's a landing for parking and nothing else. Al said he stopped and talked with the contractor; he told them they need a permit. Glenn looked at it and granted them the driveway permit. Within a day they got the permit and paid the fees. The permit was pulled to install the driveway and

make a hammerhead landing. AL said he allowed them to continue work. The permit does not allow pads for trailers or anything. Those would be separate.

There are different stories going around similar to Chelle Lane. J. Tierney further discussed. Susan Marineau is the abutter across the street. It's fine to put in a driveway and parking area. The rumor if true, is that the owner is leasing the area for campers. They have many concerns about water, sewer, etc. She said we bought our land in 2003 we camped and didn't dump the septic; we took it out with us. J. Tierney said if campers start going there, the police will check on it.

She asked about the noise ordinance-is it 6:00 am – 10:00 pm? Tammy said the Board can approve this permit with the limitation of cars and not for RV's, trailers, etc. K. Bronson had a concern about that, it could be the owners RV or trailer. Then it wouldn't be considered leased. The Board further discussed

Motion to grant the permit for a driveway by: K. Bronson

Discussion continued about parking and limiting to cars only, which Keith couldn't support. Al said the zoning for the area is in Timber Management; it's the most restrictive zoning the Town has.

Motion to grant the driveway permit and parking area and follow the Timber Management Zoning restrictions by: K. Bronson
2nd by: J. Weagle, All in Favor 3-0

Tammy said it's in current use, he will need to take some of it out. She will have the assessors get involved with a pick-up as well. It was sub-divided into 6 lots in 2006. There is a lot of swamp on it.

Re: noise ordinance – Tammy said we don't have a noise ordinance; because it was superseded by a Disorderly Actions ordinance, which does talk about noise. It does say disorderly conduct is making loud or unreasonable noises, using explosives unless otherwise permitted. There are no hours stated. There is a separate ordinance for Fireworks.

3. Map/Lot 237-020 – Yelle Rd Farm, LLC – Steel grain storage bin for grain and soybeans 33' in dia. and 32'1" at the peak, a foundation of 12" stone base with 18" of stone above grade. Concrete and rebar above the stone. The fee is paid. Reggie asked where the location of it is, we have a water line that goes in there. He reviewed the diagram, they are fine. George Kenison asked if they can start work before the permit is signed? J. Tierney said they are supposed to if the permit request gets into us before they start, if it's not approved, they would need to take out any work that has been done. Tammy discussed other reasons why they would be allowed to start prior to approval.

Motion to approve by: J. Weagle, 2nd by: K. Bronson, All in Favor 3-0

4. Map/Lot 104-285 – Kevin L. Chamberlain, Sr., 27 State St. – Re-paint exterior, replace 20 to 24 windows, build 8' by 8' deck on 2nd floor, Apt 3. for a second egress, new door to access deck from kitchen, repaint interior walls, ceilings, and woodwork. New carpets in bedrooms and living rooms, vinyl in kitchens and baths. New kitchen cabinets. The fee has been paid, AL sign during the meeting.

Motion to approve by: J. Weagle, 2nd by: K. Bronson, All in Favor 3-0

5. Map/Lot 246-030 – Tracey Morrill, 641 Lost Nation Rd., repair kitchen wall storm damage, work on dry side of house, replace window and door, rebuild existing side porch and work on north wing re-model. The fee is paid, Al has signed.

Motion to approve by: K. Bronson, 2nd by: J. Weagle, All in Favor 3-0

J. Tierney noted that we need to know which fee has been paid. Tammy will redesign.

6. Map/Lot 229-048 **–** Dana DeBlois – update bathroom and sheetrock walls. The fee is paid. Al has signed.
   Motion to approve by: J. Weagle, 2nd by: K. Bronson, All in Favor 3-0

b. Transfer Station Non-Resident Permit Renewals (2):
   1. Map/Lot 223-012 – Michael Labosky, Labosky Family Trust
   2. Map/Lot 216-023 – Kinsherf, Eric A. & Sherrie A.

   Motion to approve both of the above by: J. Weagle
   2nd by: K. Bronson, All in Favor 3-0

c. Solar Exemption: Map/Lot 237-008 – Benjamin & Tammy Stinson, Alice Drive. Tammy said this was tabled previously because it didn't have the $10,000 on the back. You wanted to know exactly how much it was. The assessor said they always put in for the maximum, only what can be applied will be applied. It was approved for the max amount, and it will take effect for this tax year on the second issue. It was in before the due date – April 13.
   Motion to approve by: J. Weagle, 2nd by: K. Bronson, All in Favor 3-0

d. Intent to Cut: Map/Lot 206-001 – Neil R. Syriac, Access road is off Route 3.
   J. Tierney reviewed what it included in the cut. Richard Dupuis is the logger.
   Motion to approve by: J. Weagle, 2nd by: K. Bronson, All in Favor 3-0

   The property is off Route 3 near the Stratford town line, the last property in Northumberland on the right side.

e. Veteran's Credit: Map/Lot247-002-09 – Applicant is aware that if approved it won't take effect until next year.
   Motion to approve by: J. Weagle, 2nd by: K. Bronson, All in Favor

8. **Public Comment:

a. Pete Marshall was at the meeting on Friday, he was sort of happy with the end result. But then he read in the minutes that the taxes went up because there is a mobile home on it. Nothing has changed for 45 years. It's basically because there is a mobile home on it and the other lot doesn't. Tammy said he's had a deal for 45 years by not being taxed on the improvements of the water, septic and driveway that's there. Pete said 2 weeks ago his junk yard permit was approved, but he hasn't received a thing. Tammy will follow up with it.

b. R. Kirk asked if there is a reason why people that are not abutters are included? Tammy said due to the way we do the abutters is anyone that's in certain amount of feet of it gets a letter. J. Tierney said it's going in the paper, and anyone will be able to bid on it.

   At the last meeting, Rena asked about not receiving an email; it was in the minutes that she would get an email the next day and she has yet to receive one. Tammy said to Kathy – this is the property that needed an adjustment because the final payment had the interest applied to it and it shouldn't of. Tammy said she didn't follow through with it to see if the adjustment was made yet. The last payment that Rena made was applied by somebody that wasn't aware of the arrangements that were made. There was something that was added to it that didn't have to be. We were trying to get that fixed so we could get a receipt to show that it was right. She doesn't know if it's been made yet. We are also waiting on the software company to assist with the adjustment.

J. Tierney said let's try to get it done prior to July 4th. Tammy said we can email her the spreadsheet as well as the receipt when it's done.

9. **Announcements:** The Town Office will be closed on July 4, 2024. Due to the holiday, the Planning Board will meet on July 10, 2024 at 6:00 p.m.

10. **Next Board Meeting Date**: Monday, July 15, 2024 – 6 pm

11. **Non-Public Session: (Pursuant to RSA'S 91-A:3, II (b):**

Motion to go into Non-Public Session by: J. Weagle
2nd by: K. Bronson, All in Favor 3-0
Roll Call: J. Tierney – Yes; K. Bronson – Yes; J Weagle - Yes

Into Non-Public Session at 7:25 pm

a. Resident Matter

Motion to come out of Non-Public Session by: J. Weagle
2nd by: K. Bronson, All in Favor 3-0

Out of Non-Public session at 7:43 pm

Into Regular session at 7:43 pm

Briefly discussed the tax software. Avatar, NTS, and MRI.

12. **Adjournment:**

Motion to adjourn by: J. Weagle, 2nd by: K. Bronson, All in Favor 3-0

Meeting adjourned at 7:46

Respectfully submitted,

Rebecca St. Cyr, Minute Taker

Agenda is subject to change
**Deadline for Agenda items is 12:00 noon on the Friday before scheduled business meeting
(by vote of Board of Selectmen at 7/11/2005 meeting).

This deadline may be amended by the Board of Selectmen at will.
(by vote of Board of Selectmen at 06/17/2024 meeting).

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Minutes approved by Northumberland Select Board Members on_____

X_____
Jim Tierney
Northumberland Select Board Chair

X_____
Jim Weagle
Northumberland Select Board Member

X_____
Keith Bronson
Northumberland Select Board Member