

**BOARD OF SELECTMEN
MINUTES OCTOBER 11, 2011
Un-APPROVED**

Present: Anna Eliot, Chairman; George Dillon, Jr., Vice Chairman; Peter Cunningham, Clerk, Joshua A. Degen; Stuart M. Schulman

Also Present: Mark W. Haddad, Town Manager; Patrice Garvin, Executive Assistant

Ms. Eliot called the meeting to order at 7:00pm and reviewed the agenda.

TOWN MANAGER'S REPORT

1. Mr. Haddad reported that there were a few articles that the Board has yet to take action on. They are as follows:
Article 4: Stabilization Fund (will be withdrawn)
Article 7: Squannacook River Dam (2 Selectmen have deferred) Mr. Cunningham and Mr. Degen voted to support the article, making it unanimous support.
Article 8: Hazel Grove Exhibition Hall (will be withdrawn) Mr. Haddad gave an update that the Town is working with the Groton Riding and Driving Club.
Article 10: Sale or Lease of Tarbell School (proposals due on October 14) The Board wanted to wait to see the bids that come in for the RFP.
Article 14: Submit Application of WPAT (1 Selectman has deferred) Mr. Degen supported the article, making it unanimous.
Article 16: EIR-Lost Lake Sewer The Board wanted to hold off support until a cost breakdown.
Article 24: Dog Control Bylaw (1 Selectman has deferred) Mr. Cunningham supported the article, making it unanimous.
Article 26: Purchase of 279 Main Street Parcel The Board is waiting until after the Public Hearing to take positions.
2. Mr. Haddad stated that at the last Finance Committee Meeting on October 4th, the Finance Committee reviewed the several articles on the Warrant and took positions on most articles. Article 5, which requests funding from Free Cash to offset the tax rate in FY12 was reviewed. The Board had previously approved using \$100,000 for this purpose. The Finance Committee voted to request that the Selectmen move to transfer \$200,000. Mr. Haddad noted that the impact on the tax rate would decrease by 5 cents on the average home.
Mr. Dillon moved to approve to offset the tax rate from \$100k to \$200k. Mr. Cunningham seconded the motion. Motion unanimously carried.
3. Mr. Haddad stated that the Town Clerk is requesting that the Selectmen consider contacting our State Representatives and request that they support HB1972. This is a proposal that would move the biennial state primary to the first Tuesday in June, and to combine the state and presidential primaries every fourth year to the first Tuesday in June. In those years, the Town, under the law, would be allowed to hold its Annual Election at the same election. The Town Clerk feels that there would be some cost savings to the Town under this proposal. Mr. Dillon asked if the change would impact the end of the fiscal year. MR. Bouchard, Town Clerk stated that there would be three weeks left in the fiscal year and if there was an emergency a special election could be called. Ms. Eliot asked if the new election date could affect the Town Meeting date. Mr. Bouchard stated that it would not affect the Town Meeting date only the voter registration dates.
Mr. Cunningham moved to compose a letter to local representatives encouraging them to support House Bill 1972. Mr. Schulman seconded the motion. Motion unanimously carried.
4. Mr. Haddad requested that the Board appoint a member to the Board of Registrars due to a vacancy created by the passing of Georges McHargue. Mr. Haddad stated that a democrat needed to be appointed

and that the Town Clerk has submitted the following three names for consideration: Carol Quinn, Teri Raggot and Karen McCarthy. The Town Clerk recommended Carol Quinn.
Mr. Cunningham moved to appoint Carol Quinn to the Board of Registrars to expire June 30, 2013. Mr. Dillon seconded the motion. Motion unanimously carried.

PUBLIC HEARING-ACQUISTIION OF 279 MAIN STREET

Mr. Cunningham read the legal notice.

Mr. Haddad stated that he has met this afternoon with GELD to review the possible fire station location on the GELD site. Mr. Haddad noted that the site was configured multiple ways and there was no costs savings on the GELD site. Mr. Haddad added that an infringement on wetlands 25 foot buffer would unlikely meet Conservation Commission approval. A roadway, parking, encroachment are all issues that the Town faces when looking at the GELD site. Mr. Haddad added that site work at 279 Main Street is far less than GELD and would be the site of choice for a new fire station.

Mr. Lindemere, GELD Commissioner stated that all information has been found to make an informed decision in order to save money. Mr. Lindemere added an excellent job has been done and was pleased with the process. Chief Bosselait stated that Sacred Heart site is the site especially with no Planning Board or Conservation issues. Chief Bosselait responded to neighborhood concerns and noted that there will be an improvement in response time if the station is located at 279 Main Street. Mr. Haddad added that down the street there is a comparable sale within \$25k of the Sacred Heart site of \$325, and that the Archdiocese is donating the church to Thomas Moore College.

Public Comments

1. T. Swortscoff questioned the response time information. Chief Bosselait explained the response time study and that it will greatly increase once the ambulance and fire apparatus is under one roof.
2. Mike Manugian asked if there could be some information regarding costs for both 279 Man Street and 23 Station Ave. Mr. Cunningham stated that numbers would be provided by Town Meeting.
3. Gary Roy questioned the response time and what it was currently. Chief Bosselait stated that today it was between 6 and 10 minutes. Mr. Roy also asked about the site work costs on Station Ave. Mr. Degen stated that little site work needed to be done at 279 Main Street. Mr. Prest had given a preliminary report on site work costs. Mr. Lindemere clarified the water main issue that could be included in site work costs for Station Ave.
4. Bob Hargraves questioned what was potentially buried on the 279 Main Street site. Also to move the Church was an issue of costs. Mr. Haddad stated that a 21E was done at 279 Main Street and came up clean.
5. Val Prest stated that if anything was buried it was minimal and that 279 Main Street had water and sewer on site. Mr. Prest stated to site prep the 279 Main Street site it would be between \$80-\$100k, much less than GELD.
6. Michelle Collette noted that the 2002 study done on the fire department and stressed the need for a new station. Ms. Collette spoke of a personal encounter she has had with the Fire Department and their need for a proper facility.
7. Rod Hirsh requested a side by side comparison between the Station Ave site and the Main Street site. Mr. Dillon commented that Mr. Preset has spoken on this matter many times and the numbers that came out of the GELD Engineers were dead on with Mr. Prest's numbers. Mr. Cunningham asked about asbestos in the building. Chief Bosselait stated that there is little asbestos in the building but he is having independent sources confirming that information.
8. Bud Robertson asked about the bond needed to build a fire station. Mr. Haddad noted that the money to build a station would not come from outside of the 2.5% increase in the levy. Mr. Degen added that the wild card was station ave due to conservations issues with the wetlands. Mr. Cunningham stated that the Town has gone out and got answers and that the GELD site would be more complicated and more expensive. Ms. Eliot pointed out that none of the costs presented included a road out to Broadmeadow.
9. Mike Woods asked about neighborhood concerns. Mr. Cunningham stated that the neighborhood would be involved in the building of a fire station.

10. Becky Pine remarked on trucks in and out of Main Street and the concern for traffic flow.
 11. Allison Eindinburg wanted money to be spent to vet the Main Street site. Mr. Preset responded by stating that to vet the Main Street site it would not be a minimal cost to the town as Ms. Eisenburg indicated. GELD engineers were willing to charge the town \$6k to do the extra work, whereas to engineer Main Street it could cost up to \$30k, if not more.
 12. Jay Prager asked if the fire department needed four bays and why not build a three bay station. Chief Bosselait responded by saying that they Town is building for the future. Mr. Prager asked if an 8inch main was needed on Station Ave. Mr. Orcutt stated that he could not answer that question.
 13. Robert Flynn asked who owned the church and who insured the church once a P&S was signed. Mr. Haddad stated that he would find out about liability to the building.
 14. Jack Petropolis asked for a side by side comparison and wanted more information on the Main Street site.
 15. Gary Roy also wanted to see a side by side comparison of the two sites.
 16. Sue Daley thanked Mr. Preset for all of his hard work.
 17. Bob Carter asked about the recent appraisal on the Church site. Mr. Haddad stated that the appraisal was online and that the church was appraised at \$480k. Mr. Degen reminded the residents that the Town spent \$305 on the Down's property on Station Ave.
 18. Robert Flynn stated that there was no stamp on the conceptual plan for the 279 Main Street side.
 19. Don Black stated that the Town needs a new fire station and the fire department should get the best station available.
 20. Resident-Gilson Drive wanted to see more documentation, specifically on response time.
- Mr. Cunningham moved to close the public hearing. Mr. Dillon seconded the motion. Hearing closed.*

Mr. Cunningham left the meeting to attend the Conservation Commission Meeting.

MINUTES

Mr. Dillon moved to approve the regular session minutes of September 19, 2011. Mr. Schulman seconded the motion. Motion carried 4-0.

ADJOURNMENT

Mr. Dillon moved to adjourn the meeting at 9:27pm. Mr. Degen seconded the motion. Meeting adjourned.

Approved: _____
Peter Cunningham, Clerk

_____ respectfully submitted,
Patrice Garvin
Executive Assistant to the Town Manager

Date Approved: