

STODDARD SELECTMEN'S MEETING MINUTES OF OCTOBER 15, 2012

Submitted by stoddard on Fri, 10/19/2012 - 3:03pm.

SELECTMEN'S MEETING

MEETING

OCTOBER 15, 2012

The meeting opened at 7:00 PM with the Pledge of Allegiance.

Attendees included John Halter, Chairman Selectmen, Arnie Stymest, Selectman, Louis GrandPre', Selectman, Harry Power, Compliance Officer, Jim Coffey, Town Administrator and Patricia Putnam, Administrative Assistant. Several attended the meeting as on lookers.

APPOINTMENTS

7:00 Harry Power

1. Email from Poor Leaders - Harry read to the board.
2. Tax Map # 115 Lot # 74 Jeffrey & Rebecca Cowie - Building Permit approved
3. Tax Map # 130 Lot # 19 - Ritchie property - after studying the historical report from Mr. Ritchie - the board ruled that the property is year round.
4. Tax Map # 106 Lot # 13 - Andrew Hayes - Building Permit approved
5. Tax Map # 139 Lot # 47 - Englund- Building Permit approved
6. Tax Map # 129 - Lot# 14.2 - Tom Healy - Building Permit approved

7. Tax Map # 421 - Lot # 7 - Steve Marazoff - Building Permit approved

7:30 Linda Clark - equipment purchase - Linda presented a list of the equipment she feels will be needed in her new office. All the equipment is located at David Houston Equipment in Rindge and he is willing to put sold signs on them and store them until the Town Clerk's office is relocated to the Town Hall. All the prices are far below new equipment costs (4 drawer fire proof file - \$300, 2 door storage cabinet for storage \$125, 2 drawer file for town reports, 4 Shaw Walker 3 drawer fire proof files \$400/each and for the Board of Selectmen's records - 5 drawer map case \$350. Arnie Stymest moved and Louis GrandPre' seconded to purchase all the equipment from D J Houston, the board approved. Linda Clark will call Mr. Houston on the morrow. The board also praised Linda for going out for reasonable equipment prices.

7:50 Fred Ward – windmills - Fred thanked the board for its letter of support for the Conservation Commission's intervener status on the Antrim Wind Mill project. He also reported that the Merri-Con Ridge, which is a mini continental divide between the Merrimack and Connecticut Rivers - which is going to be a prime candidate for windmills - and is located in Stoddard. He feels that Stoddard will be a future site for applications to build windmills.

8:10 - Non-Public Session - pending legal matter per RSA Section 91-A:3

John Halter moved and Arnie Stymest seconded to go into a Non-Public session - the board approved:

John Halter - yes

Arnie Stymest - yes

Louis GrandPre' - yes.

RUDIMENTARY QUESTIONS

Amy Rokoszak asked the status of any building plans on the Cahill property. She noted that the request to the Department of Revenue for \$28,800 to be used for planning any use of that land was denied. She wanted to know why Baybutt's plans weren't being used instead of spending

money on the design again. John Halter said the money from 2011-12 fund balance to fix the Gould House for temporary offices was approved because of the Department of Labor's edict for safety for workers from work place violence. The work being done is to allow life safety issues to be corrected including minimal structural corrections and electrical upgrades. He also noted that there are other concerns that will need to be addressed prior to the building being used for other things once the town offices are located somewhere else. Amy Rokoszak noted that the Building Committee did not exist when the Gould House was purchased and that the septic system needs to be replaced and will serve both the Gould House and the Town Hall.

Harry Power asked about the Cedar vs. Hemlock siding. The Board has not decided as yet. The Selectmen ruled that Spruce or Hemlock are native to the area and should meet any historical concerns, where Cedar is not.

Sandy Holland said, to John, you have stated that you wish to give the town an option by asking the DRA to allow the town to pay for plans and pricing. If I understand you correctly, you are planning on another choice. How are you planning on paying for another option, which could be presented to the voters at the next Town Meeting? John Halter agreed that the board is struggling with that issue.

John Halter agreed that well developed plans for each location need to be presented to the Voters.

Amy Rokoszak asked if the board was going to consider raising the Town Hall for a future location for offices. She thought that once the renovations were complete there would be less expense to bond.

Nancy Chagnon asked about Mr. Teepee's assessment of the Gould House's structural condition. She wanted to know why his letter hasn't been addressed.

TO BE SIGNED/APPROVED

1. Accounts Payable Voucher
2. Payroll Voucher
3. Minutes of October 1, 2012
4. Grant Agreement for Stoddard Rocks / Sweet Water Trust Property - per legal requirement the taxpayer funds cannot be mingled with the funds. Therefore there will be 2 funds, deposited with the Trustees of Trust Funds. The tax payer's funds will be

invested, with best returns expected, which will require the Board of Selectmen and Conservation Commission members approval to expend funds. The \$50,000 Sweet Water funds will be used to repair any future Pioneer Lake Dam problems but the principal can only be used up to 50% along with accrued interest for catastrophic failure of the Dam. John Halter moved and Arnie Stymest seconded to approve acceptance of the Stoddard Rocks property. Louis GrandPre' was concerned that the loss of revenue (taxes of \$750) along with the Dam permit of \$400 and the funds needed to maintain the dam itself would be costly. The board approved the motion.

5. Cartographic Associates Tax Map and E911 Agreement - Jim Coffey will request that any further agreements with Cartographics be from July 1 - June 30 to run along the fiscal budget of the town. John Halter moved and Arnie Stymest seconded to extend the Cartographics agreement (\$1950.00) for the ensuing year.

All above were approved and signed.

OLD BUSINESS

1. Letter from Harry Power, Compliance Officer, to William B. Ritchie - handled under above report.
2. Correspondence dated September 30 from Kenneth & Leslie Peate - Their deck is within the Shoreland Protection part of their property. They have filed the proper application with the State.
3. Review Status of the Town Hall Repairs and the Office Improvements to Meet DOL Requirements. -
4. PJ LaMothe reported that the abandoned boats owner has been located and has agreed to pay for the recovery, containment of hazardous waste and cleanup. Dan Golden has agreed to pay \$100/month starting November 1, 2012 until the entire amount of \$918.50 has been repaid.
5. P J Lamothe also reported that there has been a worker Comp claim for a fire department person and wanted to know where to file the copies. She was told to place it in that person's personnel file here in the Board of Selectmen's office.

NEW BUSINESS

1. Request for Funding From Big Brothers Big Sisters - Jim Coffey will write a letter to that organization asking for a petition if they want to be considered for funding.
2. Letter to Shannon Sarcione from NH DES - Air Quality Complaint - Jim Coffey reported that the wood fired boiler heating Shannon's house is not legal for use as situated. They will have to move it over 29' to be legal to use. The model is not allowed to be sold but Shannon is not required to refuse purchase. The legal models must be Phase 1 or Phase 2. The seller broke the law when he/she sold the furnace to Shannon but Shannon broke no law purchasing it. He will have to move the furnace or discontinue its use.
3. Letter from Harry Power, Compliance Officer, to Jeffrey Cowie - Harry has noted that Mr. Cowie is constructing a shed with out having an approved building permit. Mr. Cowie will have to submit an application for the building permit to do any building.
4. With the Veterans Day being observed on November 12, 2012 and falls on a regularly scheduled Selectmen's meeting, the board decided to meet on November 5 as a

replacement for the November 12 meeting and the Selectmen's office will be closed on that day.

OTHER CORRESPONDENCE

1. Assessor's Exchange
2. United Way Brochure
3. DES Environmental News
4. LGC Risk Service Program Reports, on CD

No action taken on these items.

Non-Public Session was closed at 8:43 PM with the board members agreeing - John Halter - yes

Arnie Stymest - yes

Louis GrandPre' - yes

The minutes of the non-public session were indefinitely sealed.

ADJOURNED

Louis GrandPre' moved and Arnie Stymest seconded to recess this meeting @ 10:20 PM until October 12, 2012 @ the Town Hall @ 9:00 AM, the board approved. (See attachment of reconvened meeting minutes)

RESPECTFULLY SUBMITTED

Patricia E. Putnam

Administrative Assistant

APPROVED:

John Halter

Arnie Stymest

Louis GrandPre'

SELECTMEN'S MEETING

AGENDA

OCT 15, 2012

APPOINTMENTS

7:00 Harry Power

7:30 Linda Clark - equipment purchase

7:50 Fred Ward – windmills

8:00 Non-Public Session, Pending Legal Matter

TO BE SIGNED/APPROVED

1. Accounts Payable Voucher
2. Payroll Voucher
3. Minutes of October 12, 2012
4. Grant Agreement for Stoddard Rocks / Sweet Water Trust Property
5. Cartographic Associates Tax Map and E911 Agreement

OLD BUSINESS

1. Letter from Harry Power, Compliance Officer, to William B. Ritchie
2. Correspondence dated September 30 from Kenneth & Leslie Peate
3. Review Status of the Town Hall Repairs and the Office Improvements to Meet DOL Requirements.

NEW BUSINESS

1. Request for Funding From Big Brothers Big Sisters
2. Letter to Shannon Sarcione from NH DES - Air Quality Complaint.
3. Letter from Harry Power, Compliance Officer, to Jeffrey Cowie

OTHER CORRESPONDENCE

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**Richard M. Monahon AIA Architects, 44 Main Street, Peterborough, N.H.
03458**

Construction Meeting Minutes - Reconvened October 15, 2012

**Phone : (603) 924-7279
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E-mail :

Project: Gould House /Stoddard Town Hall

Meeting Date: October 16, 2012

Present: Arnie Stymest – Stoddard Selectmen

Lou GrandPre- Stoddard selectmen

Dave Cutter – Cutter Construction (CC)

Rick Monahon - Monahon Architects (RMMA)

Patricia E Putnam - AA

New Business

1.01 The selectmen requested that RMM provide the letter on the Gould House structure on letterhead (RMM).

1.02 It was requested that all correspondence be copied to the three selectmen

1.03 Dave Cutter indicated that he would provide a contract for the work on the Gould House. RMM will execute that contract as soon as a DC provides a lump sum for the work as described. This should be back to the selectmen tomorrow.

1.04 RMM & DC looked at the door to be moved for the new clerk's office. It was concluded that this door was not an adequate width for ADA access nor did it match the doors in the hall. DC was instructed to find a four panel 36" door for installation in the new opening.

1.05 RMM discussed the height of the counter serving the clerk's office, It was concluded that a higher shelf be added to all most citizens using the window to do so without a chair and adding the comfortable height to sign and fill out forms.

1.06 DC reported that the Town Hall roofing would be complete this week and the exterior siding would begin next week.

1.07 The window restoration subcontractor will not be available to do that work until December. This work does not impact the progress on other aspects of the work

1.08 The roofing of the bell tower has been observed to be copper. RMM requested that CC inspect that for its condition and bring a recommendation to the town as to retaining that

membrane in lieu of the new shingles in the contract. .

1.09 The weather vane is missing NSEW letters and this may be a time to restore those to the shaft. Arnie S agreed to provide a photograph of the weather vane to see how difficult the reproduction of the letters would be.

1.10 RMM observed that the bell tower is sufficiently high that periodic maintenance of the paint will require an expensive lift and may not be done until problems develop in this hard to monitor location. RMM recommends that siding and trimming of the bell tower could be done using Azek a PVC product that will not rot or show a paint failure for a very long time. CC was asked to provide a CO for the added cost of Azek for the trim and cement clapboards.

1.11 RMM observed that damaged scroll sawn brackets at the base of the weather vane shaft be repaired or replaced. These would also be a candidate for reproduction using Azek. CC is requested to provide an estimate for the cost of replacing these 4 brackets in Azek

1.12 .RMM observed that the safe should be removed thru the opening created for the new clerk's windows, DC agreed to remove the safe from the building. The town will take responsibility for it final disposition.

1.13 The electrician's schedule was observed to have become problem for delivery of the final work in both buildings. The selectmen agreed to request a firm a schedule from the electrician.

1.14 It was noted that the pair of exterior doors had become difficult to operate and showed air gaps between the leafs when closed. CC was asked to repair operation and add weather-stripping as needed.

1.15 Hemlock trim has been approved by the selectmen for installation. The final painting of the building may be moved to Spring weather depending.

1.16 The selectmen requested that a light switch be added to the left of the kitchen door from the hall three ways with the switch from the outside door.

1.17 RMM concluded in discussion with the plumber that the baseboard radiation along the hall wall where the new clerk's door is to be installed may be cut reducing the footage in the hall by ten feet. The new insulation will reduce the heat load substantially more than the loss of this

short run of radiation.

1.18 .The next meeting will be Tuesday October 23rd at 9:00 am

ADJOURNED

Louis GrandPre' moved and Arnie Stymest seconded to adjourn the reconvened meeting at 10:20 AM, the board approved.

Respectfully submitted,

Richard M. Monahon Architects

Emailed to: Selectmen: Arnie Stymest, Lou GrandPre', John Halter

Dave Cutter, Cutter Construction