

TOWN OF GREENVILLE, NH
SELECTMEN'S MEETING
September 14, 2011
Minutes

5:00 p.m. Open Meeting

Chairperson O'Keefe made a motion to open the meeting at 5:00 p.m., Selectman Blease seconded. Motion passed 3-0.

In Attendance: Chairperson O'Keefe, Selectman Blease, Selectperson Bergeron, Town Administrator, Kelley Collins

5:30 p.m. Meet with Peter Leishman, candidate for special election

Selectman Blease informed the Board that he received a call from Mr. Leishman, who was delayed in Concord and would be running 15 minutes late.

The Board met with Peter Leishman at approximately 6:15 p.m.

Mr. Leishman noted that he was running for State Rep again as small business owner. Greenville is going to be important in this election. Chairperson O'Keefe asked Mr. Leishman what his stance is, what do you plan on doing for Greenville. He noted that the Legislature cut the \$30 registration fee which cuts \$90 million from the biennial budget. The State is trying to put through a constitutional amendment regarding education funding. Mr. Leishman also acknowledged the call he got from Selectman Blease regarding NH DOTs proposed cutbacks to winter plowing operations and the fact that Towns will have to pick up this service.

The Board thanked Mr. Leishman for coming.

6:00 p.m. Meet with Richard Miller/Chair of the Parks & Recreation Committee re: proposals for tennis court and pool maintenance

Mr. Miller says there are horrendous cracks in tennis courts and basketball courts. He feels we have gotten to the point where we really need to do something. The quotes include fixing the stantion; they would re-surface and paint lines. The basketball court is being used all the time. He did call Thibedeau Paving but they said they are out of the business. They did recommend a guy in Milford who is willing to pave the courts with asphalt - basketball court at \$980 tennis court is \$1751. Chairperson O'Keefe asked if the plan is to do it in the Spring? Mr. Miller would like to do it this Fall. The Town Administrator asked what other expenses they have committed to this year? Mr. Miller noted they still need to close the pool: Matley, Fillion \$500 each, CO2 pick up \$200. Chairperson O'Keefe thinks this is a lot of money to spend this Fall before winter. Selectperson Bergeron suggested talking to the Road Agent about whether they have ideas on who and maybe even include this work in any overlay bids.

The pool - Mr. Miller and Lauren are both working on this. Patenaude came from VT and looked at pool and what is happening is the first coat of paint that you put on is deteriorating. The first layer will continue to chip off. What we need to do is take it down to the bare coat. They do water blasting not sandblasting. Once that is done they will patch the cracks. If not we will have to continue to paint the pool every year. He thinks if we blast it and paint it, as he proposes, we would not have to paint for about 5 years. The chlorinator is not working properly. There is a leak in the pipe that goes to the drinking fountain and there is a leak that Matley is supposed to fix. He was trying to get this pool work done this Fall because once Spring comes he will be right out and won't be able to get to it. Selectman Blease suggested contacting Surfside pool in Fitchburg. Chairperson O'Keefe noted that he really needs to get (3) written quotes if that is what the purchasing policy requires. Mr. Miller has tried but he has called several pool companies and they just aren't interested.

6:30 p.m. Meet with members of the Planning Board

The Board met with the Planning Board members: Ted de Winter, Jonathan Bouley, Ed White and the Planning Board's secretary, Laurie Kandoll.

The Town Administrator noted that the Board wanted to meet to discuss several generic subjects including: the possibility of updating the Master Plan, using the Building Inspector/Code Enforcement Officer and Fire Inspector to assist the Planning Board in reviewing Zoning Regs.,

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especially in the downtown district, to see if we need to tighten regulations on multi-family dwellings. In addition, the Boards discussed hiring a third party engineering company to review applications when the Planning Board's engineer, Mr. Brannon is representing an applicant before the Board. The Chairman of the Planning Board also brought up the current Cease and Desist Order pending on Martin Pelletier's business Money for Metals.

Master Plan – Chairperson de Winter agrees that it may be time to review the Master Plan. Mr. Bouley pointed out that we are not following the current Master Plan. The current Master Plan was written in 1985 with some statistical updates in 2000. The Town Administrator asked if this document exists electronically. Mr. Bouley believes he has the 1985 document electronically but without the 2000 updates. He will send it to the TA. The Boards asked the Town Administrator to contact Southwest Regional Planning Commission to see if they could assist with an update. Chairperson de Winter suggested having another meeting like this one with a representative from the Southwest Regional Planning Commission.

Zoning Regulation Review – The Planning Board is willing to review Zoning Regulations, as necessary, with Building Inspector and Fire Inspector. The Town Administrator reminded the Boards that we have had issues when businesses on Main Street relocated with building owners' trying to make those business units into residential units, which is prohibited in our zoning (there must be businesses on the street level in mixed use dwellings in the downtown district) Mr. Brannon suggested that there are ways you can write Zoning Regs to allow BI/CEO to inspect any modifications to multi-family dwellings.

Third Party Engineer Review – The BOS pointed out that they would feel better if when the Planning Board's engineer is representing a client before the Planning Board please get a third party objective engineering review. Chairman de Winter pointed out that Chad Brannon had reviewed the Pelletier property for the Town prior to the Pelletier proposal for drainage, etc. The Town Administrator pointed out that it was not reviewed for this use. The Chair agreed. Mr. Brannon also pointed out that the Planning Board had Hemlock Hills' site plan reviewed by their previous engineer but reminded them that at the time there was no water or sewer hookups available in that area.

Signs at Haffner's and Country Mile – The Town Administrator noted that the Building Inspector/Code Enforcement Officer, Jim Shultz, asked her to see if the Planning Board would be willing to check the signs at Haffner's and Country Mile for compliance with their site plan approval. Chairman de Winter stated they would not because the Planning Board has no enforcement authority.

Cease & Desist Order – Chairman de Winter recommends that the Board of Selectmen lift the cease & desist order because he thinks the Selectmen are exposing the town to legal action. Jonathon Bouley suggests this comes back to updating Zoning Regs because they do not address Solid Waste.

Chairman de Winter feels that they, as the Planning Board, have done their due diligence.

Selectperson Bergeron thinks that the Planning Board and Zoning Board of Adjustment are hard boards to serve on. She served on the ZBA.

Old Business

Update on CDBG grant for High Street slope stabilization process

The Town Administrator made the Board aware that the Community Development Finance Authority will be meeting on Thursday 9/22 at 1:30 p.m. The actual decision on our CDBG grant will be made at this meeting. Rebeckah from the Southwest Regional Planning Commission will attend and she suggests that it would be advantageous to have the Town Administrator there as well, just in case there are any questions about the Town's application. The Board would like the TA to attend.

Status of Adams Hill Water Tower repairs

The Town Administrator noted that she spoke to Toby Fedder at Woodard and Curran and we they have received proof of construction bond from Limerick Steeplejacks. We are still waiting for him to execute and return the Notice to Proceed. Chairperson O'Keefe would like to have Mr. Fedder attend the next Board meeting (9/24) for an update.

Status of RFP process for Water and Wastewater Operations

The Town Administrator reminded the Board that they had asked her to send a letter to Mr. Roux's supervisor (Mr. Niro). She noted that we did not receive any response from Mr. Niro but Mr. Roux did respond to the Town's letter via email. He outlined what Woodard & Curran is willing to provide and those items were provided today. The Board asked the Town Administrator to provide Paul Roux's 9/8 email to Don Jutton. Selectperson Bergeron doesn't understand how it is in Woodard & Curran's interest to not be cooperative. Selectperson Bergeron still wants some acknowledgement as the Town building's utility bills being in Woodard & Curran's name.

Chairperson O'Keefe wants the TA to ask Paul Roux why utility bills were put in their name. The Board will address changing the name on the utility bills with the new contract.

New Business

Review & discuss email from Chad Brannon re: sewer service for Hemlock Hills

The Board asked the Town Administrator to send Mr. Brannon the contact information for Peter Goodwin at Woodard and Curran.

Signature Folder

Review, discuss and approve check manifests

The Board reviewed and approved this week's check manifests.

Review, discuss, approve and sign minutes of August 31, 2011 Selectmen's Meeting

The Board reviewed, approved and signed the minutes of the August 31, 2011 Selectmen's Meeting

Review, discuss and approve Road Agent's vacation request

The Board reviewed and approved the Road Agent's vacation request for the week of October 10, 2011.

Special Election

The Board will attend the 9/20/11 Special Election. Selectperson Bergeron and Blease will do the morning and Chairperson O'Keefe will try to be there around 2:00 p.m.

Pilgrim Foods

The Board briefly discussed Notices of Violation for May, June and July. The Board would like Attorney Sargent to prepare these and deliver them to Pilgrim Foods.

Adjourn

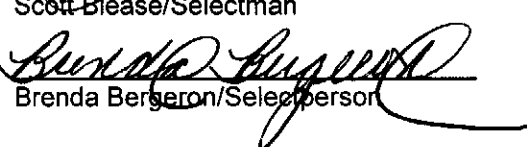
Chairperson O'Keefe made a motion to adjourn at 7:35 p.m. Selectman Blease seconded. Motion passed 3-0

Submitted by: Kelley Collins/Town Administrator

Approved by:


Kelle O'Keefe/Chairperson


Scott Blease/Selectman


Brenda Bergeron/Selectperson