

**Town of Greenville
Board of Selectmen**

Minutes – April 19, 2023

Call to order at 6:30 p.m. in the Town Hall Meeting Room, 46 Main Street, Greenville. Present: Chairperson Carla Mary, Selectwomen Margaret Bickford, and Town Administrator Tara Sousa.

Meet with Steve Lieber of Affinity LED

The Board met with Steve Lieber, President of Affinity LED. The Town Administrator explained that there had been questions from residents at Town Meeting regarding the streetlight conversion proposal, and those residents had been invited to the meeting. She asked about the arrangement for police details for the project, and requested that work on streets requiring details be consolidated into the same day(s), to reduce the hours of police detail needed. Mr. Lieber explained that they are generally able to complete most work without details, but will have a detail if required by Town policy, and indicated that work could be scheduled to limit the need for details. It was discussed that the issue can be revisited when the audit of existing fixtures is completed. The Town Administrator noted waivers could be sought from the Police Chief.

Peter Simonson, of 7 Old Mason Center Road, discussed his concerns about light pollution and asked Mr. Lieber what Affinity does to minimize such. Mr. Lieber stated that their products are D.L.C. certified and dark sky compliant. He explained the testing process in a cylinder, where 0 lumens are achieved over 180 degrees. Mr. Simonson inquired about the color temperature, and Mr. Lieber confirmed that all the LED would be 3000K or below, reducing blue light. Mr. Simonson asked about lux per meter. Mr. Lieber discussed that the fixtures increase the lighting on the road while reducing light "spray." Mr. Simonson expressed that he was satisfied that the answers provided addressed his concerns about the proposed project.

Pool Staffing Starting Pay/Certification Reimbursement

The Selectmen reviewed a draft employment add, which listed the starting pay for junior and senior guards at \$14 and \$15 dollars per hour respectively, and indicated full reimbursement of certification cost at the end of the season. The Town Administrator discussed that returning guards would receive the base pay plus an increase for years of experience. There were no objections by the Board.

Miscellaneous

The Town Administrator discussed the offered pricing from Just the Basics Lawn Care, which had not yet been accepted pending approval of the Highway Department Budget at Town Meeting.

Motion by Chairperson Mary, 2nd by Selectwoman Bickford, to accept the proposal of Just the Basics Lawn Care for 24 cuts at a cost of \$16,000, and to lock in that price for 3 years.

Motion carried with 2 in favor, none opposed.

Chairperson Mary inquired about the status of the intermediate pump station rebuild, and the Town Administrator relayed that Williams was awaiting parts. Chairperson Mary stated that she wanted the

check valves replaced at minimum, and she also wanted an update on the flock overflow at the water plant.

7:00 p.m. Public Hearing

Chairperson Mary opened the Public Hearing at 7:00 p.m. by reading the following: "Pursuant to RSA 41:14-a, the Greenville Board of Selectmen, will hold a public hearing on Wednesday, April 19, 2023 beginning at 7:00 p.m. in the Town Hall Meeting Room, 46 Main Street (Chamberlin St. entrance), Greenville, for the purpose of receiving public comment regarding the proposed sale of Map 3 Lot 2-6, a non-buildable parcel located off Nutting Lane, informally known as the "Duck Pond Lot" and acquired by deed of the Tax Collector on December 16, 2014. This will be the second of two public hearings required by the statute."

The Board acknowledged receipt of written comments from Tom Hawkins, owner of 1 Dunster Ave.

The Town Administrator gave a brief overview of the impetus and considerations of the proposed sale and the original acquisition of the property through tax deed, acknowledging that that deeding is the subject of some legal challenge. Atty. Charles Moser, representing the former owner's heirs and prospective buyers, Richard Franks Sr. and Matthew Franks, addressed the disputed ownership, and stated that an unresolved mortgage remains on the property.

Chairperson Mary expressed concern about the volume of tires indicated in Mr. Hawkins letter, asking if they could be cleaned up as a condition of the sale. Richard Franks acknowledged the tires, noting that some were heavy machinery tires that were 50 or more years old, and indicating it was their intent to clean up the area.

Mr. Hawkins expressed that the lot is an asset to the Town, and could be part of a creative revitalization of downtown, noting that there is a newly formed group meeting to discuss revitalization efforts. He discussed the limited parking available to the former grain store (8 Dunster), and that the ability to do anything with that property shrinks if the duck pond lot is sold.

Jacob Krashan, of 32 Nutting Hill Road, asked the proposed sale price. The Town Administrator answered that the offer was \$25,000. She reviewed the additional conditions on the proposed sale, which included that it would remain unbuildable, that the buyer will waive defects in the tax-deeding process and rights to any interest in the other deeded Greener Earth/Greener Living parcels. Mr. Krashan suggested that the Town clean up the tires and retain the parcel for green space. Richard Franks expressed that it will be very costly to do anything with the parcel. He discussed their intent to continue to use the parcel as storage for their concrete business.

Hearing no other questions or comments, Chairperson Maty closed the public hearing.

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The Selectmen:

- Reviewed, discussed, and approved minutes of the April 5, 2023 meeting.
- Reviewed, discussed, and approved check manifests for accounts payable and payroll.
- Reviewed, discussed, and approved NHDRA MS-232.
- Reviewed, discussed, and approved Purchase order: Highway.
- Reviewed, discussed, and approved Veteran's Credit: Desrosiers.

- Reviewed, discussed, and approved Elderly Exemption.
- Reviewed, discussed, and approved Raffle Permit: Defender Fire.
- Reviewed, discussed, and approved Appointments.

Motion by Chairperson Mary, 2nd by Selectwoman Bickford, to adjourn at 7:22 p.m.
Motion carried with 2 in favor, none opposed.

Submitted by: Tara Sousa/Town Administrator

Approved by:



Carla C. Mary/Chairperson

Douglas A. Reardon/Selectman



Margaret Bickford/Selectwoman