

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**Select Board Meeting Minutes**  
**August 14, 2023**

**Chairman:** Franklin W. Sterling, Jr.

**Selectmen:** Kevin Chamberlain, Charles Turcotte

**Town Manager:** Jon Frederick

**Staff:** Planning & Economic Development Director Carr, Administrative Assistant Zola

**Others:** Ed Merrell

Via Zoom: Judd Newcomb, LG, PG Geologist/Senior Project Manager, Moira Wentworth, Environmental Specialist/Geologist I CREDERE Associates, LLC

**A. Call to Order** – 6:00 pm

**B. Non-Public** - None

**C. Public Hearings** - None

**D. Appointments** – 6:00pm - Judd Newcomb and Moira Wentworth from Credere Associates were here to give the Board an update and what the next steps are for the WW Cross property. SWRPC had done some work and environmental samples were taken after the EPA work was completed. Nothing new was found. There are no cost estimates as of yet. They need to get into the building to evaluate and then demo & abatement can be done. Ground water continues to be monitored. Once the building comes down then cleanup can commence. Brownfields has direct grants up to \$2 million, however the estimate is looking to be \$750,000 to \$1 million. The back taxes are over 3 years old in the amount of \$350,000. Grants applications can be made Labor Day to Thanksgiving. Soil issues may be eliminated if the soil is removed, however the ground water would still have to be monitored. Regarding redevelopment, only a vapor barrier would be required with first floor residences. Once cleanup was done, it would not be held up for redevelopment. Joanne Carr noted that Monadnock Economic Development can be a source to work with for the cleanup grant and demolition funding. PFAS was found in a small area in the center of the building. Chamberlain's concerns were the cost to secure the building and how much of the 11 acres is usable, of which 6 would be developable per Judd. Turcotte asked what the zoning was and it is General Business, which can be flexible with commercial (light/small manufacturing) as well as residential. It was discussed to tax lien the property and take ownership, then secure the building and pursue cleanup. This will be voted on at a future meeting.

6:30pm – Ed Merrell was presented with a proclamation from the Select Board thanking him for his many years of service to the Town including 20 years on the Planning Board, 8 years on the EDC and being the Jaffrey Representative to the Economic Development Advisory Committee for the Southwest Regional Planning Commission. Ed was surprised and happy to receive the recognition.

## **E. Approval of Meeting Minutes**

On a motion by Chamberlain, seconded by Turcotte, the Public Minutes of July 24, 2023 were approved (3-0).

On a motion by Chamberlain, seconded by Turcotte, the Non-Public Minutes of July 24, 2023 were approved and sealed (3-0).

## **F. Consent Agenda**

1. Payroll and Vendor Manifests
2. Abatements
  - a) #2023-21 – Stephen H. Krause Rev. Trust 2001- Main Street - \$2,000 – Current Use
3. Tax Collector's 8<sup>th</sup> Cycle 2023 Septic Haulers Commitment Warrant
  - a) \$9,829.44
4. Jaffrey 250<sup>th</sup> CRF withdrawal of \$24,000
5. Planning Board Appointment
  - a) John Brouder – Member – Term to Expire 2024
6. Bridges CRF Withdrawal of \$1,455.65 – Quantum Construction – Professional Services  
Letourneau Drive Bridge
7. Cemetery Deeds
  - a) Hale to Saul – Transfer - Conant – Lot 1319 - \$25
  - b) Martha Gilroy – Cutter Extension – Lot 8-F
  - c) James Eddy & Michelle Plourde-Eddy – Cutter Extension – Lot 28-F & Lot 30-F
8. DRA PA-28 Inventory of Taxable Property for 2024 Form Certification

On a motion by Chamberlain, seconded by Turcotte, the Consent Agenda was approved as presented (3-0).

## **G. Old Business - None**

## **H. New Business**

FY 2022 DWSRF Grant Agreement Certification & Authorization- This is for the grant portion of the funding for the PFAS in the Turnpike Well. This would enter into the grant agreement and name TM Frederick as designated signer for the BOS.

On a motion by Chamberlain, seconded by Turcotte, the DWSRF Grant agreement was approved with TM Frederick as the designated signing authority (3-0).

Use of Police Turner Funds – These funds would be used to replace 3 mobile data terminals that are used to communicate with law enforcement agencies, which are outdated and were not budgeted for replacement. The request would not exceed \$9700.

On a motion from Chamberlain, seconded by Turcotte the request to use Turner Fund money, not to exceed \$9700 for mobile data terminal replacement was approved (3-0).

Resolution #2023-28 - Monadnock Full Throttle Triathlon- Little Lambs International – 9/9/23

On a motion by Chamberlain, seconded by Turcotte, Resolution #2023-28 was approved (3-0).

The organizers will receive a copy of the staff concerns, noting that the Police Dept. would like to see cones in the roadway and a person with a traffic vest directing participants at the swim/bike transition post and the bike/run transition point.

Resolution #2023-30 – Run for the Rescue – Jaffrey Firefighters Company, Inc. – 9/30/23

On a motion by Chamberlain, seconded by Turcotte, Resolution #2023-30 was approved (3-0).

## **I. Reports to the Select Board**

### Selectmen's Reports

Sterling – Planning Board met last week and approved a 2-lot subdivision on Gilmore Pond Road. Camp Berea wants to add a 5000 sq. ft. metal building to house updated water supply.

Last Friday, the Stone Arch Bridge was dedicated to Peter Davis with a good turnout of about 30 people.

He reminded viewers of all the 250<sup>th</sup> events going on this week as well as road closures and detours because of the concert on Friday night and parade on Saturday.

Chamberlain – No updates to report. EDC meets tomorrow and Concom meets next week.

Turcotte – HDC cancelled their August meeting. 380 Main Street submitted plans for fencing and a wall that the HDC members will have a site walk meeting prior to the September 7<sup>th</sup> full meeting. Cemetery Committee didn't meet in August due to the 250<sup>th</sup> Commemoration.

### Town Manager's Report

- Friday is the Amos Fortune Trail Marker Dedication at the Meetinghouse.
- Fireworks are on Friday night following the concert at Humiston.
- Budget Report shows we are still running below.

## **J. Other Business - None**

## **K. Non-Public - In Accordance with RSA 91-A:3, II (J) Roll Call Vote to Enter Non-Public Session at 6:52pm (3-0) (Sterling-yay, Chamberlain-yay, Turcotte-yay).**

On a motion by Chamberlain, seconded by Turcotte to exit non-public and seal the minutes at 7:30pm (3-0).

**L. Adjournment**

On a motion by Chamberlain, seconded by Turcotte to adjourn at 7:30pm (3-0).

Submitted:

Attest:

Judith A. Zola  
Administrative Assistant

Franklin W. Sterling, Jr.  
Chairman

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