

TOWN OF JAFFREY
Jaffrey, New Hampshire
Select Board Meeting Minutes
August 12, 2019

Chairman: Franklin W. Sterling, Jr.

Selectmen: John E. Belletete, Kevin Chamberlain

Town Manager: Jon Frederick

Staff: Jo Anne Carr, Director of Planning & Economic Development; Administrative Assistant Zola

Others: Julius Peel, Intern

A. Call to Order – 6:00pm

B. Pledge of Allegiance

C. Appointments – Jo Anne Carr, Director of Planning & Economic Development came before the Board to update them on her latest WW Cross workshop that was held on July 17th. There were 16 diverse attendees. The discussion centered around the common needs for the community and how the site could be used. Common themes were attracting youth, more housing and higher paying jobs. An additional exercise was to engage in smaller groups and reach out for more input from social media. This Thursday (8/15) will be the first small group meeting. Ms. Carr is before the Board tonight to gather additional comments from the Board, adding these to the small group discussions then return to the Board for endorsement. Chairman Sterling feels that getting the property back onto the tax rolls as a mixed used area would be beneficial to the Town. After the studies are in, depending on the cost of remediation, the decision to demolish could be made. Belletete stated from a developer's standpoint, the cost of remediation is extremely important. Chamberlain feels that starting with a "clean slate" by demolishing the building and offering the land only would offer a good price point for developers to come in and develop. Ms. Carr explained that because of the Phase 2 findings, 2 new monitoring wells will be dug this week. The goal is to assign all liability to the previous owner. If the Town did acquire the property, grant funding would be available, if a development plan were in place. A Brownfield grant would be possible for the demolition and remediation, the Town portion would be 20% of the total estimated cost which is \$250,000. Anything left under the slab would fall under Black & Decker's responsibility. All the studies and reports from SWRPC and DES will be completed, documented and reviewed before any demolition is done.

D. Public Hearings – None

E. Approval of Meeting Minutes

- On a motion by Belletete, seconded by Chamberlain, the Public Minutes of 7/22/19 were approved (3-0).
- On a motion by Belletete, seconded by Chamberlain, the Non-Public Minutes of 7/22/19 were approved and sealed.

F. Consent Agenda

1. Payroll and Vendor Manifests
2. Abatements
 - a) #19-57 – Thomas Shea – 43 Charlonne Street - \$29.18 Water/\$38.00 Sewer
 - b) #19-58 – Marc Patterson – 154 Nutting Road - \$111.20 Water/\$144.80 Sewer
 - c) #19-59 – Maureen/Stephen Reider – 11 Amboy Circle - \$263.83 Water
 - d) #19-60 – Deborah Lefave – 13 Deschenes Street - \$51.93 Water
 - e) #19-61 – John/Kim Brickley – 105 Michigan Road - \$280.45 Water
 - f) #19-62 – Guitard Homes, LLC – Ingalls Road - \$5,300.00 Taxes
 - g) #19-63 – Bruce Bartels – 316 Nutting Road - \$62.46 Interest
 - h) #19-64 – ERKAT, LLC – 5 Sawmill Drive - \$27.80 Interest - **DENIED**
3. Tax Collector's 7th Cycle 2019 Supplemental Water & Sewer Commitment Warrant
Marc Patterson – 154 Nutting Road
 - a) Water - \$104.59
 - b) Sewer - \$135.06
4. Acceptance of Donation
 - a) Jaffrey Chamber of Commerce - \$750 – Playground Fund
5. Yield Tax Levy
 - a) #18-233-14-T – Birgit Johanson – 51 Johanson Drive - \$ 93.90
6. Land Use Change Tax
 - a) Miken Realty Trust – Ingalls Road - \$ 5,800.00
7. Notice of Intent to Cut Wood or Timber
 - a) #19-233-05-T – John Smith & Mary Heafy – Shaker Farm Road - Map 202/Lot 4
8. Raffle Request – Knights of Columbus

On a motion by Belletete, seconded by Chamberlain, the Consent Agenda was approved with Item # 2-H being denied. (3-0).

G. Old Business – DPW Exhaust Ventilation System – Chamberlain explained that after reviewing the previous proposal, he was concerned that the operation of that particular unit may be too “hands on” for the DPW. It was a hose system requiring much more manual hooking up. Many times, there is only one employee, the vehicle operator working, and the previously reviewed system required more assistance. The current proposed system is a “hands free” air vac unit. TM Frederick had spoken to other Public Works Departments who use the system, and they are very pleased with how it works. There is a manual override to system to accommodate a repair of a vehicle already in the garage, not requiring the door to open. Chamberlain stated that there are ample electrical hook ups to accommodate the system. The filtration is typically used for emergency vehicle applications, so the filters would presumably last longer with DPW vehicles. The maintenance involved would be changing the filters, which the system would indicate when a change is needed and could be done by DPW personnel. This proposal would include the cost of the electrical set up, which was not included in the last proposal. The Board feels this system would be a good fit.

On a motion by Belletete, seconded by Chamberlain, Resolution #2019-21 to Authorize the TM to expend an amount not to exceed \$45,576 from the Municipal Building Maintenance Capital Reserve Fund for the installation of a vehicle exhaust system at the DPW garage was approved (3-0).

H. New Business-

- Resolution #2019-23 – Monadnock Full Throttle Triathlon – Sept. 7, 2019
On a motion by Belletete, seconded by Chamberlain, Resolution #2019-23 was approved (3-0)
- Resolution #2019-24A – Kent Sawyer – Fireworks Parking – August 17, 2019
On a motion by Belletete, seconded by Chamberlain, Resolution #2019-24A was approved (3-0).
- Jaffrey MLK Committee Bench Request – A request was made by the MLK Committee to place a bench on Town Property. The authorization of the Board is needed. On a motion by Belletete, seconded by Chamberlain, this request was approved (3-0). The MLK Committee will need to coordinate with TOJ for bench placement.

I. Reports to the Select Board

Sterling – Budcom is on Summer break.

HDC- Did meet but didn't have a quorum. They reviewed Rules and Regulations from other towns for ideas on how to update Jaffrey's own.

Belletete - Planning Board did not meet.

School Separation Committee- Rindge is continuing to investigate what is involved if they left the district. They have investigated students being able to tuition into other districts and what bussing costs would be. They also investigated having the Rindge student's tuition into Jaffrey. What needs to be determined is the actual cost per student that includes tuition, food, bussing etc....If a split should happen, it needs to

be determined what the impact would be for both towns financially and what the impact on the level of education of the Jaffrey students if there was a split. A proposal is due in October to the DOE, there's a possibility of a 60-day extension if needed. Sterling explained that once the proposal goes to the DOE, they can deny it and proposal would need to be resubmitted. The State doesn't like to approve dissolutions of cooperative districts.

Chamberlain- Nothing to report.

Town Manager's Report

- Budget is tracking 4% above last year.
- Doug Starr has submitted a retirement letter, his last day will be September 6, 2019.
- DOL Report had a few minor issues that needed correction. The Town has made the corrections with DOL's approval.
- Stratton Road is being worked on, to include the culvert on Wheeler.

Intern Julius Peel reported that this will be his last Board meeting and thanked the Board for the internship opportunity. He gained a lot of knowledge in budgeting skills, union management and CIP.

J. Other Business – None

K. Non-Public –

On a motion by Belletete, seconded by Chamberlain to enter Non-Public Session pursuant to RSA 91-A:3, II (J) at 6:53pm (Sterling-yay, Belletete-yay, Chamberlain-yay)

On a motion by Belletete seconded by Chamberlain to exit Non-Public session at 7:26pm and to seal the minutes (3-0).

L. Adjournment

The meeting adjourned at 7:29pm on a motion by Belletete, seconded by Chamberlain (3-0).

Submitted:

Attest:

Judith A. Zola
Administrative Assistant

Franklin W. Sterling, Jr.
Chairman

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