

MINUTES OF THE OCTOBER 1, 2018 BOARD OF SELECTMEN MEETING

MEMBER'S PRESENT: Board Members Bob O'Sullivan, Mike Houghton and Town Administrator Paul Deschaine. Board Member Joe Lovejoy was absent.

At 7:09pm Mr. Houghton opened the public meeting of the Board of Selectmen.

NEW BUSINESS

Stratham Fair Chair Francisco Marin reported on the 2018 Stratham Fair. There was good weather three out of the four days. All the bills haven't been paid yet, but he believes they will net approximately \$50,000. The Square cash terminals worked well; except for by the Jack Rabbit Lane entrance where there wasn't a good Wi-Fi connection. The directors for this year were John Cushing, Matt Bartel, and Tim Slager. Caren Gallagher is stepping down so they are looking for someone to fill her position. It was confirmed that the ballfield reconstruction will not affect the Fair next year. Parks and Recreation Director Seth Hickey's only concern was putting equipment on any wet areas. Mr. Hickey will attend a Fair meeting to talk about how the fencing will impact next year's Fair. Mr. Marin is looking into other ride vendors. Mr. O'Sullivan made a motion to appoint the previously mentioned people to the Fair Committee. Mr. Houghton seconded the motion which passed unanimously.

Mr. Deschaine reported that the Town has received its first application under the Community Revitalization Tax Relief Incentive Program (RSA 79-E:8) from Perlowski Properties. As required, Notice of Public Hearing was previously posted. The granting of the application would allow for a reduced property assessment for up to nine years. In return, Mr. Perlowski must ensure the building's rehabilitation adheres to the terms of the agreement. Mr. Deschaine read the requirements of RSA 43. Mr. Houghton opened the public hearing for Perlowski Properties relating to RSA 79-E application for the property in the Town Center. Mr. O'Sullivan seconded the motion which passed unanimously. As required of RSA 43, Mr. Perlowski was sworn in and spoke in support of his application. Heritage Commission Chair David Canada read a letter from that committee in support of the tax abatement for the old Town Hall. The letter cited enhanced economic activity, preservation of the historic character and residential opportunities within the town center as public benefits. The structure was deemed eligible to be on the NH Register of Historic Places and its rehabilitation fulfills the Town's goal of increasing energy efficiency through the rehabilitation and reuse of historic structures. Mr. Houghton asked if there were any other comments. Hearing none, Mr. Houghton made a motion to close the public hearing. Mr. O'Sullivan seconded the motion which passed unanimously. Mr. Houghton made a motion to approve the request and application under RSA 79-E for Perlowski Properties as submitted finding that the public benefits cited in the Heritage Commission letter did exist. Mr. O'Sullivan seconded the motion which passed unanimously. Mr. Deschaine explained the next steps.

OLD BUSINESS

Mr. Houghton wanted to resume discussions on the Bartlett-Cushman House and gave a brief history of the Town's involvement with it. The Town voted to purchase the property to support the Town's growth and development hoping the house could be leased and renovated. Money has been spent on maintenance, but no progress has been made in leasing or selling the property. The Selectmen have considered alternatives such as subdividing the lot and eliminating

preservation easements on the exterior of the property in an attempt to move forward with a possible sale. Tonight Mr. Houghton is seeking options. Mr. Canada suggested giving a septic easement with the house which would allow the Town to keep more of the land. He stressed the importance of keeping the interior easement so that historians to have tangible examples of past architectural styles. The Heritage Commission wants to see the house occupied. In an effort to promote some use of the house, the Heritage Commission is willing to ease up on some of their interior preservation easement requirements. They will discuss this at their next meeting. All parties agreed what to do with the house should go to a Town vote. A resident and owner of Copley Properties, Drew Goddard, stepped forward saying he is interested in buying the house and retaining the historical features. He must ensure it is a viable investment and stated his list of preferences. He is looking for a quarter of an acre, will work with the Heritage Commission regarding exterior preservation easements but not interior; there is too much renovation to be done. Any historical artifacts would be removed and preserved elsewhere. He is looking for a septic loading nitrate easement on the back acre parcel. Providing the easement would make it a viable economic project. He hopes to put a second building on the property, subject to appropriate approvals. He stressed he will work with the Town so all parties are mutually satisfied. Mr. Deschaine reminded him that a streetlight may be added at that corner. The Selectmen are interested in further discussion and requested a formal detailed proposal from Mr. Goddard. They discussed working with the various boards and committees. One of Mr. Goddard's biggest concerns regarding the interior preservation easement is liability issues due to items that are not up to current codes, but are grandfathered in because of their historic significance.

PARKS & RECREATION

Parks & Recreation Director Seth Hickey provided the Selectmen with a RFQ for the Skate Park. The Skate Park group is very specific in what they are looking for and know the vendors they want to target. A resident emailed asking about the site selection process and landscaping. It was agreed to include him in the RFQ email list. Mr. Deschaine asked Mr. Hickey to make the purpose of the RFQ clearer and include insurance requirements. The Selectmen asked that the RFQ be more specific regarding references, dimension of the park and cost. Mr. Hickey said they are still researching site locations. The Park Association and Fair Committee were notified that possible locations of the skate park were being discussed tonight. Stratham Hill Park is being considered as a possible site. Mr. Hickey received no response from either committee; no one from either group was in attendance. Test pits are the next step.

Continuing with his Department Report, Mr. Hickey presented his Dashboard Report. He is beginning to host cycle cross races at the park. He hopes to grow these races so they become a revenue generating event for the Department and Town. He said he supports the Cub Scout camp out. A resident suggested adding a Stop/Yield sign at the dirt road/Jack Rabbit Lane entrance which was supported by the Selectmen. Mr. Hickey met with Dave Kramer regarding lights at the natural ice rink.

"No Hunting" signs have been put up at the park. A volunteer group repaired the Lincoln trail, installed new water bars, and stained fencing at the pump track and Jack Rabbit parking lot area. Recreation programs are going well. With the winter coming, they discussed cross country ski trails and snowshoeing at SHP. They discussed the Smyk Property as an access point to park

trails. Mr. Hickey has a long-term goal of connecting the trails. Conversation moved to the status of the paperwork for the Smyk property. We are waiting for other parties actions. When they would be able to raze the house was discussed. Mr. Hickey reported that Family Fun Day is scheduled for October 13th. He continued his report on other activities being held at the park. He talked about the direction of Girls Softball, saying we are forced to join a league because there isn't enough interest within town. There are more sport options for kids. The Boy Scout Car Show fundraiser was a huge success.

RESERVATIONS

Cub Scout Pack 185 requested use of top of the hill at Stratham Hill Park for their semi-annual campout. Mr. O'Sullivan made a motion to approve the request. Mr. Houghton seconded the motion which passed unanimously.

PERMITS

The Stratham Volunteer Fire Association's Lights for Lives Committee requested a raffle permit for their December fundraiser. Mr. O'Sullivan made a motion to approve the raffle permit request. Mr. Houghton seconded the motion which passed unanimously.

The Stratham PTO 5th Grade Committee requested a raffle permit. Mr. O'Sullivan made a motion to approve the raffle permit request. Mr. Houghton seconded the motion which passed unanimously.

The Parks & Recreation Department requested a Fireworks Permit for Family Fun Day. Mr. Houghton made a motion to approve the fireworks permit request. Mr. O'Sullivan seconded the motion which passed unanimously.

MINUTES

Mr. Houghton made a motion to approve the minutes of 9/17/18. Mr. O'Sullivan seconded the motion which passed unanimously.

TREASURER'S REPORT

Mr. Deschaine reported that the General Fund balance is \$5,604,505.49. He said the December bills should be going out on the first, however, the utility values are still not available which will postpone our MS1. Town Assessor Andrea Lewy filed the requisite extension request per the DRA instructions. He plans to finish the audit so that the MS4 can be completed and finalized by the end of the month.

NEW BUSINESS

Each Selectman contacted a resident of their choosing to be on the interview committee for the new Town Administrator. John Boisvert and Allison Knab have accepted. Nate Merrill has tentatively accepted. The consulting firm is reviewing the essay submissions and will present the final candidates for interviews the week of October 22nd. The interview committee will come up with 12 questions to ask each candidate. Mr. Deschaine will be present during the interview but will not participate. Everyone on the committee will have input, but the Selectmen will make the final decision. The interviews will be in a non-public session.

RESERVATIONS

Easter Seals have requested use of Municipal Room A for their Art Class on Wednesdays until the end of the year. Mr. O'Sullivan made a motion to approve the reservation request and waive the fee. Mr. Houghton seconded the motion which passed unanimously.

Fire Chief Matt Larrabee requested the alcohol prohibition be waived for the Fire Department's holiday party on December 1st in the Morgera Room. Mr. Houghton made a motion to approve the request. Mr. O'Sullivan seconded the motion which passed unanimously.

ADMINISTRATION

The Town of Greenland invited the Selectmen to a public forum on the impact the Pease development will have on the surrounding communities. Mr. O'Sullivan stated that he supports the creation of new jobs at Pease and has no interest in attending the forum. With the addition of approximately 1,000 new jobs at Lonzas, surrounding communities have concerns regarding housing and transportation. The Selectmen discussed the impact the development will have on traffic and possible responses from the DOT. The issue of the lack of affordable housing on the seacoast was raised. Mr. O'Sullivan was concerned there was an anti-development movement developing. They agreed that if that was the tone of the forum, they did not want to participate.

Thursday, November 15th was tentatively set for the All Employee Meeting. They briefly reviewed some items that could be presented at the meeting.

At 9:31pm Mr. Houghton made a motion to go into a non-public session to discuss matters that may affect the reputation of others or personnel. Mr. O'Sullivan seconded the motion which passed unanimously. At 10:01pm Mr. O'Sullivan made a motion to come out of the non-public session and seal the minutes. Mr. Houghton seconded the motion which passed unanimously.

At 10:02pm Mr. O'Sullivan made a motion to adjourn. Mr. Houghton seconded the motion which passed unanimously.

Respectfully submitted,

Karen Richard
Recording Secretary