

Lincoln Board of Selectmen – Meeting Minutes  
September 28, 2009 – 5:00 pm

Present: Chairman Peter Moore, Selectman Deanna Huot, Selectman Patricia McTeague,  
Town Manager Peter Joseph and Administrative Assistant Susan Chenard

Audience: Charlie Cook, WT Bishop, Joel Bourassa, Allison Frommeyer, Dennis  
Ducharme, Paul Kasianchuk, Nate Haynes and Joe Chenard

Chairman Moore opened the Board of Selectmen's meeting at 5:12 pm.

**Routine Business**

- **Dennis Ducharme speaks about demolition plans** – Dennis Ducharme of InnSeason Resorts presented his plans and safety precautions regarding demolition of the old paper mill buildings to the Board of Selectmen. The cranes are rolling in and staging is being set up. The same contractors that took down the first part of the mill are still involved. This includes Aulson Demolition for the demolition work, URS Corporation to monitor air quality, and DES and EPA to review those results, under the eye of Michael McClusky of NHDES. Jim Gagnon, also known as Cricket to many, will be the on-site site supervisor and contact for InnSeason Resorts.

Air filters are on each side of the plant to monitor air quality. Each white asbestos panel is taken down carefully, ensuring that it remains intact. They are put in a box trailer, all contents are double-bagged, and then they are shipped to Ohio. Most of the asbestos is actually in the black roof on the brick buildings, which means taking down those buildings very carefully.

It should take about 8 weeks for asbestos remediation. Once snow falls, they will have to stop, and then continue after it has melted. In general, only the steel skeleton should be left up over the winter, and the site should be level by July 1<sup>st</sup> of 2010. One portion of concrete will be left up until the "red river" can be routed into a 48" pipeline and the bed filled in, sometime in the future.

Other safety concerns are also being addressed. For example, Fire Chief Nate Haynes asked about decontamination, and Mr. Ducharme explained that there was a tent at the site and that the asbestos removers rinse down if they walk outside of the red line, they wear masks, and their white suits are removed daily in the asbestos trailers. One of their first steps every day is to pick up all loose items that may have blown down each night. Chief Haynes offered the fire department's help and noted they had an emergency decontamination unit as well.

Police Chief Ted Smith had expressed concern about people getting into the skeleton during the winter, so the lower story will be encased in fence or plywood. The road around the back will be widened for easier patrolling, and the school resource officer will speak to the children about the dangers of being on such a site unauthorized. No trespassing signs announcing asbestos and that the police have the right to arrest people trespassing will also be posted.

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Site supervisor Jim “Cricket” Gagnon is making sure all safety precautions and equipment are being used, but Mr. Ducharme and Chief Haynes it agreed it would be helpful to have all Lincoln emergency services aware of the special issues on this site, including some large tanks that will need to be removed next year. Chief Haynes will also contact Woodstock emergency services and the Linwood Ambulance Service. They will all review what should or should not cross the red line, decontamination procedures for personnel and potential injured person(s), and which departments have which safety or decontamination equipment.

WT Bishop asked about due diligence, and Mr. Ducharme explained that this had been done before the first part of the building came down, and a book of the remediation plan put together by Aries Engineering is available at the library. The current project would be described as Phase 2 of that remediation plan.

Peter Joseph inquired about photographing the various phases of demolition in order to preserve the final decommissioning of the mill buildings for the Town's history. Paul Kasianchuk has been taking many pictures and documenting the work extensively. He will be sending out press releases and be the main contact for comments and statements. He would be glad to provide the photography he takes to the Town, the Historical Society and any other interested parties.

About 1000 bricks will be saved for the new resort lobby, as will various artifacts from the mill, such as turbines and gears. As the old theater comes down, 30 of those seats will be saved as well, to go into the new building, for which the foundations should hopefully be in place in several weeks. Two storage trailers will remain on site to hold the saved artifacts.

Chairman Moore said the Town was very grateful for the work Mr. Ducharme and his companies are putting in to remove the old paper mill buildings and fully transition Lincoln from a mill town to a resort destination. He asked about plans for the new building, and Mr. Ducharme explained that the order of his phases would change. Construction would start with the central (residential) section first, followed by the right (recreational) side, and finishing with the left section, which would have more residential units. The residential units would be fractional ownership with 8 weeks per owner. The first shovel in the ground for construction could be in 2011, assuming that 800 units were sold as scheduled.

The Board wished Mr. Ducharme luck with his endeavors and thanked him again. He and most of the audience left at 5:58pm, with the exception of Misters Bishop, Cook and Chenard.

- **Approval of the Public Meeting Minutes of September 21, 2009 - A motion** was made by Selectman McTeague, seconded by Selectman Huot, to approve the public meeting minutes of September 21, 2009, as amended. The vote was unanimous.

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➤ **Town Manager's Report**

- Town Manager Joseph plans to attend the October 9<sup>th</sup> meeting of the Coalition Communities at the Local Government Center in Concord. He invited the Selectmen to attend as well.
- On Monday, October 12<sup>th</sup>, the Town Hall will be closed, and unless there are any pressing issues, we do not intend to hold a Selectmen's meeting that week. The following Monday, October 19<sup>th</sup>, we will discuss the sewer ordinance with Public Works Director Bill Willey.
- Town Manager Joseph and Administrative Assistant Chenard have started contacting area towns to get an idea on past and future pay raises. Selectman Huot wondered if we should contact other communities of our size in other areas as well.

**Other Business**

- The North Country Council annual meeting and dinner will be attended by all three Selectmen, the Town Manager, the Administrative Assistant and both representatives to the council on October 8, 2009.
- The Chamber of Commerce Community Forum will be held on October 7<sup>th</sup> at Loon Mountain.
- The Planning and Zoning Conference will be held at Loon Mountain on October 17<sup>th</sup>, and Selectman McTeague and WT Bishop will be attending.
- Selectman Huot asked about an upcoming meeting on different revenue sources for the State, which was talked about at the Commissioners' lunch today. Charlie Cook saw something in the paper and would forward the information to Town Hall. .
- Chairman Moore asked if the Town Manager had contacted FEMA yet regarding floodplain mapping discussed at the recent Planning Board meeting. Town Manager Joseph had contacted them, left messages, and hopes to hear back soon.
- Selectman Huot asked if we had a date yet for tax rate setting, but we have not yet heard from the Department of Revenue Administration.
- Administrative Assistant Chenard confirmed that the Town would be making a donation to the Salvation Army in memory of Mr. Edward M. Clark.

**Public Comment**

- WT Bishop noted that the upcoming meeting of the Energy and Water Conservation Committee on October 21<sup>st</sup> would be hosting Derek Bennett of DES. He will be speaking on water conservation.
- Joe Chenard, as representative to the North Country Council Transportation Committee spoke with the Board about the Flying Yankee. He has spoken to Dennis Ducharme and Ben Clark, who seem interested in getting the Flying Yankee train downtown. Potentially this could create 240 jobs, as outlined in the Transportation Enhancement (TE) grant application the Flying Yankee Restoration Group had recently submitted. The Board was in favor of him bringing this up at an upcoming meeting on October 21<sup>st</sup>. Brian McCarthy is director of the Flying Yankee Restoration Group, and he may get together with Mr. Ducharme and Mr. Clark to create a Main Street attraction, perhaps integrating other downtown displays like old parts of the mill and trains, and little monuments with bronze

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plaques describing the history of Town. Bringing the Flying Yankee train back into service into Lincoln would be great, the Board members felt.

The meeting was adjourned at 6:26pm and the Board of Selectmen reviewed payroll and accounts payable check registers for the week ending September 27, 2009.

Date: \_\_\_\_\_

Approved by:

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Chairman Peter Moore

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Selectman Deanna Huot

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Selectman Patricia McTeague